

Table of Contents

What Are Brownfields?	3
How to Use this Guide	4
Quick Reference Chart: Financial Programs Organized by Eligible Expenses	5

GRANTS

Blight Elimination & Brownfield Redevelopment (BEBR) Grants	8
Brownfield Economic Development Initiative (BEDI) Grants	9
Brownfield Green Space and Public Facilities Grants	10
Brownfield Site Assessment Grants (SAG)	11
Community Development Block Grants (CDBG)	12
Coastal Management Grants	13
Federal Brownfields Assessment Grants	14
Federal Brownfields Site Cleanup Grants	15
Federal Brownfields Revolving Loan Fund (RLF) Grants	16
Local Transportation Enhancements (TE) Program	17
Ready for Reuse Revolving Loan Fund - Grants	18
Stewardship Grants	19
Transportation Economic Assistance (TEA) Grants	20

REIMBURSEMENT PROGRAMS

Agricultural Chemical Cleanup Program (ACCP)	21
Dry Cleaner Environmental Response Fund (DERF)	22
Local Government Cost Recovery	23
Local Governments Reimbursement Program	24
Petroleum Environmental Cleanup Fund Award (PECFA)	25

LOANS AND LOAN GUARANTEES

Land Recycling Loan Program	26
Ready for Reuse Revolving Loan Fund	27
State Trust Fund Loan Program	28
Section 108 Loan Guarantee	29
Small Business Administration Loans	30

TAX CREDITS AND INCENTIVES

Agricultural Development Zone Program Tax Credits _____	31
Agricultural Development Zone Program (Continued...) _____	32
Business Improvement Districts _____	33
Cancellation of Delinquent Property Taxes _____	34
Community Development Zone Program Tax Credits _____	35
Community Development Zone Program (Continued...) _____	36
Enterprise Development Zones _____	37
Environmental Remediation Tax Incremental Financing (ERTIF) _____	38
Comparison of Regular and Environmental Remediation TIF Districts _____	39
Federal Brownfields Tax Incentive _____	40
Historic Preservation Income Tax Credits _____	41
New Market Tax Credits _____	42
Reassignment of Foreclosure Judgment _____	43
Tax Incremental Financing _____	44
 Waterfront Revitalization Programs _____	 45

ADDITIONAL INFORMATION

Related Financial Information _____	53
Brownfield Web Sites _____	58

What Are Brownfields?

Brownfields are abandoned, idle or underused industrial or commercial properties where redevelopment is hindered by known or suspected contamination. They vary in size, location, age and previous usage. A brownfield can be rural or urban, and can range from a closed corner gas station in a small village to a vacant industrial plant in a major urban area. The Wisconsin Department of Natural Resources (WDNR) and the Department of Commerce have prepared this guide to provide information on options to help finance brownfield cleanup and redevelopment.

Benefits of Brownfield Cleanup and Redevelopment

According to state estimates, there are approximately 10,000 brownfields in Wisconsin. These properties create many problems for communities, including:

- potential harm to human health and the environment;
- reduced tax revenue and economic growth;
- neighborhood deterioration and blight; and
- attraction of illegal activity, including vandalism and dumping.

Brownfield investigation, cleanup and redevelopment can reduce many of these problems. Communities gain by recycling land and infrastructure for new businesses and employment, housing, parks and athletic fields and other local needs.

Some contaminated properties are not brownfields. They may be viable businesses with a contamination problem. Several of the resources listed in this guide, especially the reimbursement programs, are also available for non-brownfield properties.

Other Sources of Help - Liability Exemptions for Cleanup and Redevelopment

Government and businesses have recognized that brownfield redevelopment is of prime importance in converting neglected properties into productive commercial, industrial and residential locations. In addition to financial programs, the Wisconsin State Legislature created liability exemptions enacted in the Land Recycling Law of 1994 and subsequent legislation.

Some of these exemptions include:

- environmental liability exemption for local governments;
- environmental liability exemption for lenders and representatives;
- environmental liability exemption for property affected by contamination migrating from other properties (also known as “off-site” contamination”); and
- voluntary party liability exemption (VPLE) for owners, operators, purchasers, businesses, governments and others who voluntarily clean up contaminated property.

For more information, please see the liability section of WDNR’s Remediation and Redevelopment Program internet pages at [**http://dnr.wi.gov/org/aw/rr**](http://dnr.wi.gov/org/aw/rr).

How to Use this Guide

This publication is divided into sections on grants, reimbursements, loans, tax incentives and waterfront revitalization programs. A chart, found on page 5, alphabetically lists programs within each section and shows eligible expenses. Within each section are one-page summaries about each funding mechanism, containing detailed information about who may apply, eligibility criteria and more. Many of these financial tools may be used in conjunction with one another. Successful brownfield redevelopment often combines the programs in this guide with private funding from traditional sources.

Success Stories – Web Resources

Think you may be interested in applying for grants or using some of the programs listed in this book? Want to see practical examples of successful cleanup and redevelopment projects that utilized many of the resources contained in this publication?

The following web links provide real-life brownfield success stories, relating how local governments and other interested parties took the crucial steps needed to clean up and redevelop contaminated properties.

There are several resources available on the web:

- **Remediation and Redevelopment Success Stories** – This page includes a chart that links to success stories involving the RR Program. Included in each story is a list of assistance received for each site (e.g. funding, liability, exemptions, etc.).
<http://dnr.wi.gov/org/aw/rr/cleanup/sstories.htm>
- **EPA Brownfield Success Stories** – This page highlights the accomplishments of EPA brownfields grantees across the country, including revolving loan funds, assessment grants and more. <http://www.epa.gov/brownfields/success.htm>
- **Brownfields Redevelopment: A Compendium of Case Studies Volume 1** - This document contains brownfield redevelopment success stories from across the nation. The studies are based on responses to a series of questions from the U.S. Conference of Mayors annual brownfields questionnaire.
<http://www.usmayors.org/USCM/brownfields/BP2005.pdf>
- **Milwaukee Economic Development Corporation's Success Stories** – This page includes multiple success stories from the Milwaukee area.
<http://www.medconline.com/Overview/EnvRemediation/Brownfields/index.asp>

Quick Reference Chart: Financial Programs Organized by Eligible Expenses

GRANTS & granting agencies		PLANNING FOR CLEANUP & REDEVELOPMENT	ACQUISITION OF PROPERTY	PHASE I & II ENVIRONMENTAL ASSESSMENT	UNDERGROUND STORAGE TANK REMOVAL (criteria vary)	ENVIRONMENTAL SITE INVESTIGATION	DEMOLITION (eligibility criteria vary)	ENVIRONMENTAL CLEANUP	REDEVELOPMENT OF THE PROPERTY (criteria vary)	ASBESTOS ABATEMENT (criteria vary)
Pg. 8	Blight Elim. & Brownfield Redevelopment (BEBR) Grants WI Dept. of Commerce	\$	\$	\$	\$	\$	\$	\$	\$	\$
9	Brownfield Economic Development Initiative (BEDI) Grants US HUD	\$	\$	\$	\$	\$	\$	\$	\$	\$
10	Brownfield Green Space and Public Facilities Grants WI Dept. of Natural Resources							\$		
11	Brownfield Site Assessment Grants (SAG) WI Dept. of Natural Resources			\$	\$	\$	\$			\$
12	Community Development Block Grants (large cities) US HUD	\$	\$	\$	\$	\$	\$	\$	\$	\$
13	Coastal Management Grants WI Dept. of Administration	\$	\$				\$	\$	\$	
14	Federal Brownfield Assessment Grants US EPA	\$		\$	\$	\$				\$
15	Federal Brownfield Site Cleanup Grants US EPA				\$		\$	\$		\$
16	Federal Brownfield Revolving Loan Fund (RLF) Grants US EPA				\$		\$	\$		\$
17	Local Transportation Enhancement (TE) Grants WI Dept. of Transportation		\$						\$	
18	Ready for Reuse Revolving Loan Fund - Grants WI Dept. of Natural Resources				\$		\$	\$		\$
19	Stewardship Grants WI Dept. of Natural Resources		\$						\$	
20	Transportation Economic Assistance (TEA) Grants WI Dept. of Transportation		\$	\$	\$	\$	\$	\$	\$	\$

REIMBURSEMENT PROGRAMS		PLANNING FOR CLEANUP & REDEVELOPMENT	ACQUISITION OF PROPERTY	PHASE I & II ENVIRONMENTAL ASSESSMENT	UNDERGROUND STORAGE TANK REMOVAL (criteria vary)	ENVIRONMENTAL SITE INVESTIGATION	DEMOLITION (eligibility criteria vary)	ENVIRONMENTAL CLEANUP	REDEVELOPMENT OF THE PROPERTY	ASBESTOS ABATEMENT (criteria vary)
21	Agricultural Chemical Cleanup Program (ACCP) WI Dept. of Agriculture, Trade & Consumer Protection					\$	\$	\$		
22	Dry Cleaner Environmental Response Fund (DERF) WI Dept. of Natural Resources					\$		\$		
23	Local Government Cost Recovery Local Governmental Units				\$	\$		\$		
24	Local Governments Reimbursement Program US EPA	This reimbursement program covers only costs that are associated with emergency response.								
25	Petroleum Env. Cleanup Fund Award (PECFA) WI Dept. of Commerce					\$		\$		
LOANS & LOAN GUARANTEES		PLANNING FOR CLEANUP & REDEVELOPMENT	ACQUISITION OF PROPERTY	PHASE I & II ENVIRONMENTAL ASSESSMENT	UNDERGROUND STORAGE TANK REMOVAL (criteria vary)	ENVIRONMENTAL SITE INVESTIGATION	DEMOLITION (eligibility criteria vary)	ENVIRONMENTAL CLEANUP	REDEVELOPMENT OF THE PROPERTY	ASBESTOS ABATEMENT (criteria vary)
26	Land Recycling Loan Program WI Dept. of Natural Resources			\$	\$	\$	\$	\$		
27	Ready for Reuse Revolving Loan Fund WI Dept. of Natural Resources				\$		\$	\$		\$
28	State Trust Fund Loan Program WI Board of Commissioners of Public Lands	\$	\$	\$	\$	\$	\$	\$	\$	\$
29	Section 108 Loan Guarantee US HUD	\$	\$	\$	\$	\$	\$	\$	\$	
30	Small Business Administration Loans US Small Business Administration		\$	\$	\$	\$		\$	\$	\$

TAX CREDITS & INCENTIVES		PLANNING FOR CLEANUP & REDEVELOPMENT	ACQUISITION OF PROPERTY	PHASE I & II ENVIRONMENTAL ASSESSMENT	UNDERGROUND STORAGE TANK REMOVAL (criteria vary)	ENVIRONMENTAL SITE INVESTIGATION	DEMOLITION (eligibility criteria vary)	ENVIRONMENTAL CLEANUP	REDEVELOPMENT OF THE PROPERTY	ASBESTOS ABATEMENT (criteria vary)
31	Agriculture Development Zone Program Tax Credits WI Dept. of Commerce			\$	\$	\$	\$	\$	\$	\$
33	Business Improvement Districts University of Wisconsin Extension (advice)	\$	\$	\$	\$	\$	\$	\$	\$	\$
34	Cancellation of Delinquent Property Taxes Local Governmental Units, WI DNR		\$							
35	Community Development Zone Program Tax Credits WI Dept. of Commerce			\$	\$	\$	\$	\$	\$	\$
37	Enterprise Development Zones									
38	Env. Remediation Tax Incremental Financing (ERTIF) WI Dept. of Revenue	\$	\$	\$	\$	\$	\$	\$		\$
40	Federal Brownfields Tax Incentive US Treasury & US EPA			\$		\$	\$	\$		
41	Historic Preservation Income Tax Credits WI Historical Society				\$				\$	\$
42	New Market Tax Credits US Department of Treasury	\$	\$	\$	\$	\$	\$	\$	\$	\$
43	Reassignment of Foreclosure Judgment Local Governmental Units, WI DNR		\$							
44	Tax Incremental Financing WI Dept. of Revenue	\$	\$	\$		\$	\$	\$	\$	

Blight Elimination & Brownfield Redevelopment (BEBR) Grants

Wisconsin Department of Commerce

Blight Elimination and Brownfield Redevelopment (BEBR) grants administered by the Department of Commerce provide funding for blight elimination or brownfield projects that promote economic development and have a positive effect on the environment at abandoned, idle or underused industrial and commercial sites. These grants can be fairly large, cover a wide range of activities and are one of the few grants available to private parties.

WHO IS ELIGIBLE?

Eligible applicants include cities, villages, towns, counties, tribes, non-profit organizations, individuals and businesses.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Property acquisition
- Phase I and II environmental site assessments
- Environmental investigation
- Removal of abandoned containers and some underground tanks
- Environmental cleanup
- Demolition, including asbestos abatement
- Rehabilitation of buildings, including asbestos abatement
- Redevelopment

HOW MUCH FUNDING IS AVAILABLE?

This program typically receives about \$7.5 million in a combination of state and federal funds each fiscal year. The maximum grant award is \$1,250,000. Grants require a 20% to 50% match depending on the size of the grant awarded.

KEY INFORMATION

There is no deadline for grant applications; applications may be submitted at any time. The Department of Commerce encourages potential applicants to discuss their project with Commerce staff prior to applying. At least seven grants per year are reserved for municipalities with populations below 30,000.

CONTACT INFORMATION

Wisconsin Department of Commerce
Blight Elimination & Brownfield Redevelopment (BEBR) Program
P.O. Box 7970
Madison, WI 53707
(608) 261-7714
Email: Jason Scott at jscott@commerce.state.wi.us

WEB SITE: <http://commerce.wi.gov/CD.html>

Brownfield Economic Development Initiative (BEDI) Grants

U.S. Department of Housing and Urban Development

The Brownfield Economic Development Initiative (BEDI) provides eligible communities with grants to clean up and redevelop brownfields. The BEDI funds are used to support and enhance the financial viability of projects assisted with Section 108 Loan Guarantee funds.

WHO IS ELIGIBLE?

Local governments that are federal entitlement communities (receive Community Development Block Grants (CDBG)) funds directly from the federal government) may apply for BEDI grants. Non-entitlement communities may also be able to receive BEDI grants if they work with the Wisconsin Department of Commerce on their BEDI and Section 108 Loan Guarantee applications.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Activities funded with BEDI grants must meet one of the three national objectives:

- benefit low-to-moderate income people;
- prevent or eliminate slum or blight; or
- address imminent threats and urgent needs.

These grants may be used for:

- planning;
- property acquisition;
- Phase I and II environmental site assessments;
- environmental investigation;
- removal of underground storage tanks and abandoned containers;
- environmental cleanup;
- demolition, including asbestos abatement;
- rehabilitation of buildings, including asbestos abatement;
- redevelopment and marketing; and
- public facility and infrastructure improvements.

HOW MUCH FUNDING IS AVAILABLE?

The maximum grant award is \$2 million.

KEY INFORMATION

Each BEDI application must be accompanied by a new application for a Section 108 Loan Guarantee. The BEDI grant must be at least as large as the Section 108 loan. Officials at U.S. Housing and Urban Development (HUD) like to see a specific redevelopment plan associated with a BEDI grant application.

CONTACT INFORMATION

Wisconsin HUD Office
310 West Wisconsin Avenue
Milwaukee, WI 53203-2289
Phone: (414) 297-3214
Email: william_seedyke@hud.gov

WEB SITE: <http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm>

Brownfield Green Space and Public Facilities Grants

Wisconsin Department of Natural Resources

Brownfield Green Space and Public Facilities Grants help local governments clean up brownfields that are intended to be used by the public in the future. This includes developing green spaces such as parks and recreation areas, and developing public facilities such as libraries, fire stations and town and village halls.

WHO IS ELIGIBLE?

Eligible applicants include tribes, cities, villages, towns, counties, redevelopment authorities, community development authorities and housing authorities that have completed investigation and are ready to clean up contaminated property.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Preparation of a remedial action plan; and
- Environmental cleanup.

HOW MUCH FUNDING IS AVAILABLE?

The maximum grant award is \$200,000. The match requirement varies with the size of the grant:

- under \$50,000 requires a minimum 20% match;
- \$50,001 to \$100,000 requires a minimum 35% match; and
- \$100,001 to \$200,000 requires a minimum 50% match.

KEY INFORMATION

These are cleanup grants. They do not fund Phase I and II environmental site assessments or site investigations, which should be completed prior to receiving a Green Space and Public Facilities grant. The grant recipient must agree to keep the property in public ownership or control.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707-7921
(608) 261-4927
Email: Michael.Prager@dnr.state.wi.us

WEB SITE: http://dnr.wi.gov/org/aw/rr/rbrownfields/greenspace_grant.htm

Brownfield Site Assessment Grants (SAG)

Wisconsin Department of Natural Resources

Brownfield Site Assessment Grants (SAG) help local governments take preliminary steps to stimulate redevelopment of brownfields. These relatively small grants can clarify many environmental questions about a property and are simpler to administer than many other grants.

WHO IS ELIGIBLE?

Eligible applicants include cities, villages, towns, counties, tribes, redevelopment authorities, community development authorities and housing authorities. The applicant may not have caused the environmental contamination, and the person who caused the contamination must be unknown, unable to be located or financially unable to pay for grant eligible activities.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Phase I and II environmental site assessments
- Environmental investigation
- Demolition, including associated asbestos abatement
- Removal of underground storage tanks
- Removal of abandoned containers

HOW MUCH FUNDING IS AVAILABLE?

State budgets have typically included \$1.7 million per year in SAG funding, with 60% designated for “small” SAG awards of \$2,000-\$30,000 and 40% for “large” SAG awards of \$30,001 to \$100,000. A single applicant may be awarded up to 15% of total funds available in each fiscal year.

KEY INFORMATION

SAG grants are awarded based on a competitive scoring system. Each applicant is allowed 29 bonus points, to be applied to the SAG application of their choice. Bonus points may be used only **once** for a large SAG and only **once** for a small SAG. Applicants should use the application instructions to be sure the property meets the SAG criteria and that the person or company that cause the contamination can not pay for grant activities.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison WI 53707-7921
(608) 261-4927 or 267-7500
Email: Michael.Prager@dnr.state.wi.us or Dan.Kolberg@dnr.state.wi.us

WEB SITE: <http://dnr.wi.gov/org/aw/rr/rbrownfields/sag.htm>

Community Development Block Grants (CDBG)

U.S. Department of Housing and Urban Development

Community Development Block Grants (CDBG) are distributed directly from the U.S. Department of Housing and Urban Development (HUD) to entitlement communities. Funding is for economic development that prevents or eliminates slums and blight, or provides jobs for homeless, low-to-moderate income or unemployed populations.

WHO IS ELIGIBLE?

Federal entitlement communities (receive CDBG funds directly from the federal government) are eligible to apply.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning
- Property acquisition
- Phase I and II environmental site assessments
- Environmental investigation
- Environmental cleanup
- Redevelopment, including rehabilitation of residential and non-residential structures
- Demolition and relocation
- Construction of public facilities and improvements such as water, sewers and streets
- Construction of neighborhood centers and conversion of school buildings
- Energy conservation and development of renewable energy
- Assistance to for-profit businesses for economic development and job creation/retention

KEY INFORMATION

Environmental cleanups are eligible activities under the definition of slum and blight cleanup. Project selection is based on public benefit, reasonable costs, committed financing and financial feasibility.

HOW MUCH FUNDING IS AVAILABLE?

Funding is generally between \$45 and \$50 million statewide, depending on annual congressional appropriations. Up to 20% of funds can be used for administration and planning, which includes Phase I and Phase II environmental site assessments; up to 15% for public services and up to 30% for cleaning up slums or blight. At least 70% of funding must benefit low-to-moderate income individuals.

CONTACT INFORMATION

Community Development Block Grant Program, US HUD

310 W. Wisconsin Ave., Room 1380

Milwaukee, WI 53203-2289

(414) 297-3214, ext. 8100

Email: robert_berlan@hud.gov

Contact local or county development offices in communities with population over 50,000, or in designated urban counties. Please call the number listed above for more information about local contacts.

WEB SITE: <http://www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm>

Coastal Management Grants

Wisconsin Department of Administration

Wisconsin Coastal Management Grants help restore, preserve, protect and enhance areas in Wisconsin's coastal zone. This includes locations within the counties adjacent to Lakes Superior and Michigan. Coastal management grants may be applied toward some environmental and redevelopment expenses.

WHO IS ELIGIBLE?

Eligible parties include tribes, local governments, non-profit organizations, state agencies, regional planning commissions, universities and other educational centers.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Funds may be used for projects that meet one of the four following priorities:

1. coastal land acquisition
2. coastal wetland protection and habitat restoration
3. nonpoint source pollution control; or
4. coastal resource and community planning.

Funds may be applied toward environmental contaminants in these circumstances:

- environmental cleanup;
- waterfront redevelopment of natural areas;
- demolition, under some circumstances;
- public access and Great Lakes education; and
- historic preservation.

HOW MUCH FUNDING IS AVAILABLE?

Coastal Management Grants typically receive about \$1.5 million in state funding per year. Recipients must match 50% of the grant for projects of \$60,000 or less, and 60% for projects over \$60,000.

KEY INFORMATION

Applicants are encouraged to contact Coastal Management staff early to discuss project proposals and application requirements. Please check the web link below for training information.

CONTACT INFORMATION

Department of Administration
Wisconsin Coastal Management Program
P.O. Box 7868
Madison, WI 53707-7868
(608) 266-0288

WEB SITE:

http://www.doa.state.wi.us/pagesubtext_detail.asp?linksubcatid=250&linkcatid=108&linkid=

Federal Brownfields Assessment Grants

U.S. Environmental Protection Agency

These grants are administered by the U.S. Environmental Protection Agency (EPA) and are for assessment of brownfield sites. An assessment grant application does not need to designate specific properties.

WHO IS ELIGIBLE?

Eligible applicants include tribes, local governments, regional planning commissions, redevelopment authorities, and some other governmental organizations.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning (e.g. inventorying brownfields)
- Phase I and Phase II environmental site assessment
- Environmental investigation
- Removal of some petroleum tanks (for petroleum assessment grants)
- Remediation planning and design

Assessment grants cannot be used for demolition or for environmental cleanup.

HOW MUCH FUNDING IS AVAILABLE?

There is no local match required for EPA's Brownfield Assessment Grants. They provide up to \$200,000 per grant (although applicants may request a waiver for up to \$350,000). An applicant may request a total of \$400,000 per year. Tank removal costs can not be a major component of an assessment grant.

KEY INFORMATION

Separate applications are required for assessment of both petroleum and non-petroleum contamination. There are specific requirements for community involvement - the applicant must provide public notice of the grant application and consider input from the public. Applications must also include a letter of support from WDNR.

CONTACT INFORMATION

Federal Brownfields Economic Redevelopment Initiative
U.S. EPA Region V Contact
77 West Jackson Boulevard
Chicago, IL 60202
Phone: (312) 886-7576
Email: orr.deborah@epa.gov

WEB SITES: http://www.epa.gov/brownfields/assessment_grants.htm
http://dnr.wi.gov/org/aw/rr/financial/federal_brfls.html

Federal Brownfields Site Cleanup Grants

U.S. Environmental Protection Agency

These grants are administered by the U.S. Environmental Protection Agency (EPA) for the cleanup of a specific brownfield site that is identified in the application.

WHO IS ELIGIBLE?

Eligible applicants include tribes, local governments, regional planning commissions, non-profits, redevelopment authorities and some other governmental organizations.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Environmental cleanup
- Demolition, including asbestos abatement, if demolition is essential to the environmental cleanup
- Removal of some abandoned containers and underground petroleum tanks

HOW MUCH FUNDING IS AVAILABLE?

These grants provide up to \$200,000 per site for cleanup. A 20% cost share is required in the form of money or in kind services (may be waived in the case of hardship). Removal of tanks and asbestos may not be major components of the grant expenses.

KEY INFORMATION

Contamination may include petroleum. An applicant may receive up to five site-specific federal cleanup grants per year. There are specific requirements for community involvement--the applicant must provide public notice of the grant application and consider input from the public. Applications must also include a letter of support from WDNR.

CONTACT INFORMATION

Federal Brownfields Economic Redevelopment Initiative
U.S. EPA Region V Contact
77 West Jackson Boulevard
Chicago, IL 60202
Phone: (312) 886-7576
Email: orr.deborah@epa.gov

WEB SITES: http://www.epa.gov/brownfields/cleanup_grants.htm
http://dnr.wi.gov/org/aw/rr/financial/federal_brfls.html

Federal Brownfields Revolving Loan Fund (RLF) Grants

U.S. Environmental Protection Agency

These grants are administered by the U.S. Environmental Protection Agency (EPA) for establishment of revolving loan fund and grant programs to address brownfield areas. A Revolving Loan Fund (RLF) may provide funds through both grants and low or no-interest loans – 40% of a RLF grant may be sub-granted in amounts of up to \$200,000 per grant. The rest of the RLF grant award must be loaned.

WHO IS ELIGIBLE?

Eligible applicants include tribes, local governments, regional planning commissions, redevelopment authorities and some other organizations that have completed investigation and are ready to clean up contaminated property.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Environmental cleanup
- Removal of underground tanks and abandoned containers
- Demolition, including asbestos abatement, if essential to complete the cleanup

This program does not fund site assessment or site investigation.

HOW MUCH FUNDING IS AVAILABLE?

The maximum size of a RLF grant to an individual grantee is \$1 million (coalitions may apply for \$1 million each). One-quarter of the grant amount must be applied toward cleanup of petroleum contamination. A 20% cost share is required in the form of money or in-kind services. The grant recipient sets the interest rate on the loans, which may be no-interest loans. Removal of tanks and asbestos may not be major components of the grant expenses.

KEY INFORMATION

Revolving loan funds are complex to administer. Applicants should be prepared to spend a fair amount of time on development and administration of their program. The application must include a letter of support from the Department of Natural Resources, a statement that the public participation process has begun, a statement of legal authority to manage a revolving loan fund and a statement of legal authority to obtain access to contaminated properties.

CONTACT INFORMATION

Federal Brownfields Economic Redevelopment Initiative
U.S. EPA Region V Contact
77 West Jackson Boulevard
Chicago, IL 60202
Phone: (312) 886-7576
Email: orr.deborah@epa.gov

WEB SITES: <http://www.epa.gov/brownfields/rlflst.htm>
http://dnr.wi.gov/org/aw/rr/financial/federal_brfllds.html

Local Transportation Enhancements (TE) Program

Wisconsin Department of Transportation

The Wisconsin Department of Transportation receives federal funding that may be used for transportation enhancement projects that go “above and beyond” what is normally done on a highway project. These grants may be applicable to some brownfield redevelopment projects.

WHO IS ELIGIBLE?

Local and state governments, tribes and agencies with taxing authority are eligible to apply.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Acquisition of scenic sites and easements, and acquisition of historic sites, if total costs exceed \$100,000
- Mitigation of water pollution from highway runoff
- Preservation of historic sites, including rehabilitating and operating historic transportation buildings and structures
- Providing facilities for pedestrians and bicycles and preserving abandoned rail corridors
- Creation of transportation museums and welcome centers
- Transportation area landscaping

HOW MUCH FUNDING IS AVAILABLE?

Applicants may receive up to 80% of project costs, with a local sponsor paying at least 20%. Construction projects should total at least \$100,000 and non-construction projects at least \$25,000, in order to be eligible.

CONTACT INFORMATION

John Duffe
Wisconsin Department of Transportation
4802 Sheboygan Avenue
P.O. Box 7913
Madison, WI 53707-7913
(608) 264-8723
Email: john.duffe@dot.state.wi.us

WEB SITE: <http://www.dot.wisconsin.gov/localgov/aid/te.htm>

Ready for Reuse Revolving Loan Fund - Grants

Wisconsin Department of Natural Resources

This federally funded revolving loan fund (RLF) is administered by the Wisconsin Department of Natural Resources. Up to 40% of the loan funds may be given out as grants.

WHO IS ELIGIBLE?

These funds are available to tribes and local governmental units that have completed investigation and are ready to clean up a property they own.

WHAT SITES ARE ELIGIBLE?

The property must meet the federal definition of a brownfields and the applicant must not have caused the contamination. The date of purchase affects eligibility -- applicants must demonstrate "environmental due diligence" that was standard practice at the time of purchase. The applicant must supply previously collected information, including Phase I and Phase II environmental site assessments, a site investigation report and, if available, a remedial action options report.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

These funds are only for environmental cleanup, not Phase I and Phase II environmental site assessments or site investigations. Long-term activities, such as monitoring groundwater for natural attenuation, will not fit within the two-year period for grant funds. Expenses that are reimbursable by other state or federal programs, such as the Petroleum Environmental Cleanup Fund Award program, Drycleaner Environmental Response Program, or the Agricultural Chemical Cleanup Program, are not eligible. Eligible activities include:

- Public participation expenses;
- Environmental cleanup, including monitoring to determine the effectiveness of cleanup activities;
- Removal of underground tanks and abandoned containers;
- State fees for technical reviews and for voluntary party liability exemptions (VPLE);
- Environmental insurance premiums; and
- Demolition and asbestos abatement, if pre-approved by WDNR and U.S. EPA.

HOW MUCH FUNDING IS AVAILABLE?

The maximum grant amount is \$200,000. Applicants will need to match 22% of their funds with other funds or in-kind services.

KEY INFORMATION

Other state or local (not federal) grants may be used as "match" if the grants and loan expenditures are concurrent. The local government or tribe must own the eligible property.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707-7921 Phone: (608) 266-9263 Email: Percy.Mather@dnr.state.wi.us

WEB SITE: http://dnr.wi.gov/org/aw/rr/financial/epa_revolvingloan.html

Stewardship Grants

Wisconsin Department of Natural Resources

Stewardship Grants are intended for nature-based recreation, environmental protection, wildlife conservation, habitat restoration and water quality protection. Brownfield cleanups may fit into one of the Stewardship grant categories listed below. Brownfield projects receive greater weight than other Stewardship grant applications.

WHO IS ELIGIBLE?

Local governments and tribal governments are eligible if they have a WDNR-approved comprehensive outdoor recreation plan, a master plan that has been approved by the local governing unit or if they fall under a plan developed by a higher unit of government. Lake sanitary districts and public inland lake protection and rehabilitation districts are eligible for the Urban Green Space Program.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Acquisition of property
- Redevelopment/rehabilitation of natural areas

The following Stewardship grants may be used at brownfields:

1. Urban Green Space - To buy land or easements in urban areas to preserve scenic and ecological values for nature-based recreation, including non-commercial gardening.
2. Urban Rivers - To buy land on or adjacent to rivers flowing through urban or urbanizing areas to preserve or restore scenic and environmental values for nature-based recreation.
3. Aid for Acquisition and Development of Local Parks (ADLP) - To buy land or easements and to develop or renovate local park and recreation facilities for nature-based use.
4. Acquisition of Development Rights (ADR) - To buy development rights (easements) for protection of natural, agricultural, or forestry areas to enhance nature-based recreation.

HOW MUCH FUNDING IS AVAILABLE?

Grant awards cover up to 50% of eligible project costs.

KEY INFORMATION

To use Stewardship funding at a brownfield, the applicant must already have planned and funded investigation of the contamination as well as a remedial action. Stewardship funds may not be used at property that a local government acquired “involuntarily”, e.g. through condemnation, tax delinquency, etc. Land acquisition must be in accordance with procedures defined in Wisconsin Statutes. Grantees must continue to use the land for public outdoor recreation.

CONTACT INFORMATION

Please see the web site below for a list of Community Service Specialists.

WEB SITE: <http://dnr.wi.gov/org/caer/cfa/LR/stewardship/stewardship.html>

Transportation Economic Assistance (TEA) Grants

Wisconsin Department of Transportation

Transportation Economic Assistance (TEA) Grants help communities pay for rail, road, harbor and airport facilities that will help attract and retain employers. TEA grants may bypass normal state scheduling to promote economic development projects that are dependent on transportation improvements. These funds may be applied to environmental contamination problems.

WHO IS ELIGIBLE?

Local governments may apply. Private businesses may also be eligible if their project is endorsed by a local government.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Property acquisition (the portion under the right-of-way)
- Design engineering
- Phase I and Phase II environmental site assessment in the right-of-way
- Environmental investigation in the right-of-way
- Removal of underground tanks and abandoned containers in the right-of-way
- Environmental cleanup in the right-of-way
- Demolition of unsalvageable structures, including asbestos abatement, if they are obstacles to business redevelopment
- Relocation of residences and businesses needed for business redevelopment
- Construction, reconstruction and utility relocation to enhance business redevelopment

HOW MUCH FUNDING IS AVAILABLE?

The maximum grant award is \$1 million per project. The TEA grants may fund up to 50% of project costs, and the local match may come from any combination of local, federal or private funds or in-kind services. Grant awards depend on the level of private investment, the number and type of jobs created, the financial soundness of the business and whether the project is complementary to other transportation facilities.

KEY INFORMATION

TEA projects must create or retain jobs within three years of the date of the project agreement, and those jobs must remain after another four years. The projects must have local government endorsement and must benefit the public.

CONTACT INFORMATION

Gati Grundmanis
Wisconsin Department of Transportation
Division of Transportation Investment Management
4802 Sheboygan Avenue Room 901
P.O. Box 7913
Madison, WI 53707-7913
Phone: (608)266-3488
Email: gati.grundmanis@dot.state.wi.us

WEB SITE: <http://dot.wi.gov/localgov/aid/tea.htm>

Agricultural Chemical Cleanup Program (ACCP)

Wisconsin Department of Agriculture, Trade and Consumer Protection

The Agricultural Chemical Cleanup Program (ACCP) reimburses eligible costs related to investigation and cleanup of pesticide and fertilizer contamination in order to prevent these products from reaching the groundwater.

WHO IS ELIGIBLE?

Eligible persons include those who own or control spilled agricultural chemicals, those who caused the spill, or those who own property where the spill occurred. Municipalities are not eligible, even if they caused the spill.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

DATCP will reimburse reasonable and necessary costs associated with the spill, including:

- environmental investigation;
- environmental cleanup; and
- demolition when necessary to access contaminated soil.

HOW MUCH FUNDING IS AVAILABLE?

The amount of reimbursement provided by the ACCP depends on who is conducting the cleanup and the circumstances of the spill. For licensed applicators and commercial facilities, DATCP reimburses 80% of approved costs between \$7,500 and \$400,000. For private applicators, including farmers, DATCP reimburses 80% of approved costs between \$3,000 and \$400,000.

CONTACT INFORMATION

Agricultural Chemical Cleanup Program
Wisconsin Department of Agriculture, Trade, and Consumer Protection
2811 Agriculture Drive
PO Box 8911
Madison, WI 53708-8911
(608) 224-4519
Email: duane.klein@datcp.state.wi.us

WEB SITE: <http://datcp.state.wi.us/arm/agriculture/pest-fert/pesticides/accp/index.jsp>

Dry Cleaner Environmental Response Fund (DERF)

Wisconsin Department of Natural Resources

This program was created to reimburse eligible parties for the investigation and cleanup of contamination caused by discharges of dry cleaning products. It is funded by industry fees, and eligibility for reimbursement from this fund is tied to the payment of dry cleaner license fees or fees on the sale of dry cleaning solvents.

WHO IS ELIGIBLE?

Generally, owners and operators of both open and closed dry cleaning facilities may be eligible if there has been a discharge of a dry cleaning solvent. Those who own property where a previously licensed dry cleaning facility operated after October 14, 1997, are eligible.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- environmental investigation; and
- interim and final environmental cleanup.

HOW MUCH FUNDING IS AVAILABLE?

Approximately \$1.2 million is collected annually from dry cleaners to fund this program. There are deductibles and caps on the total amount of reimbursement. Deductibles are based on the costs incurred in investigating and cleanup of the contamination.

KEY INFORMATION

Chapter NR 169, Wis. Adm. Code, establishes eligibility, protocols, bidding requirements and eligible costs. A person that is not eligible may establish an agent agreement with an eligible person and conduct an environmental investigation and cleanup that may be reimbursed by the DERF program.

CONTACT INFORMATION

Dry Cleaner Environmental Response Program
Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707-7921
(608) 266-1967
Email: Jeffrey.Soellner@dnr.state.wi.us

WEB SITE: <http://dnr.wi.gov/org/aw/rr/financial/dryclean.html>

Local Government Cost Recovery

State of Wisconsin

This statutory tool (S. 292.33, Wisconsin Statutes) allows local governmental units (LGUs) to recover costs of their environmental investigation and cleanup on properties that they acquire “involuntarily”.

WHO IS ELIGIBLE?

Cities, towns, villages and counties are eligible. In order for the property to be eligible for recovery of environmental costs, it must have been acquired “involuntarily”. This includes acquisition through tax delinquency, bankruptcy proceedings, condemnation, eminent domain (Ch. 32, Wis. Stats.), escheat (reversion to the government in the absence of heirs and claimants), slum clearance or blight elimination, use of Stewardship funds, or acquisition from another LGU that is eligible to use this authority.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

LGUs may recover the following reasonable and necessary costs:

- environmental investigation;
- remedial action planning;
- environmental cleanup, including removal of underground tanks and abandoned containers;
- necessary administrative expenses; and
- bringing the cost recovery action, including disbursement and engineering expenses, but excluding attorney fees.

HOW MUCH FUNDING IS AVAILABLE?

There is no cap on the value of eligible expenses that may be recovered.

KEY INFORMATION

Cost recovery actions may be initiated against one or more of the following persons:

- a person who caused the discharge of a hazardous substance;
- a person who possesses or controls the hazardous substance at the time the property is acquired by the LGU (e.g. owns a container that spilled a solvent); and
- the person from whom the LGU acquired the property, if the person that caused the discharge is not known or able to pay.

A cost recovery must be started within six years of completion of cleanup actions. Recoverable expenses are reduced by the fair market value of the property after completion of the cleanup.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707
(608) 267-7500
Email: Dan.Kolberg@dnr.state.wi.us

WEB SITE: <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR579.pdf>

Local Governments Reimbursement Program

U.S. Environmental Protection Agency

The Local Governments Reimbursement Program helps local governmental units (LGUs) with the costs of emergency responses to discharges, or threatened discharges of hazardous substances. This may include transportation accidents, illegally dumped wastes, tire fires, and contamination from illegal drug labs.

WHO IS ELIGIBLE?

Local governments, including counties, municipalities, cities, towns, villages and tribes are eligible if:

- they are not responsible for the spill or incident;
- they do not have funds budgeted for the cleanup;
- the spilled substance is not composed entirely of petroleum;
- they request funds only for temporary emergency measures; and
- the local government is unable to recover costs from the responsible party.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

LGUs may recover the following reasonable and necessary costs:

- environmental investigation;
- remedial action planning;
- environmental cleanup, including removal of underground tanks and abandoned containers;
- necessary administrative expenses; and
- bringing the cost recovery action, including disbursement and engineering expenses, but excluding attorney fees.

HOW MUCH FUNDING IS AVAILABLE?

LGUs may be reimbursed up to \$25,000 per incident.

KEY INFORMATION

The applicant must have jurisdiction over the location and submit an application within one year of the end of the emergency response. Only one request per incident may be submitted, but if more than one LGU has responded, the LGU with jurisdiction may request reimbursement for all participating LGUs.

CONTACT INFORMATION

Local Government Reimbursement Program
EPA Region V Contact
77 West Jackson Boulevard
Chicago, IL 60202
(312) 353-9351

WEB SITE: <http://www.epa.gov/superfund/programs/er/lgr/lgrreqs.htm>

Petroleum Environmental Cleanup Fund Award (PECFA)

Wisconsin Department of Commerce

Petroleum Environmental Cleanup Fund Awards (PECFA) provide reimbursement of eligible expenses for investigation and cleanup of petroleum contamination from product storage systems. Petroleum products include gasoline, gasoline/alcohol blends, kerosene, fuel oil, diesel fuel and used motor oil. Storage systems include underground and above-ground tanks, and associated piping and dispensers.

WHO IS ELIGIBLE?

Eligible entities include local governments and private parties responsible for discharges from:

- registered commercial underground and aboveground tanks of 110 gallons or more;
- farm and residential vehicle fuel tanks with tank capacity greater than 1,100 gallons;
- home heating oil systems;
- public school district and technical college district heating oil tanks; and
- tanks located on tribal trust land.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Site investigation and remedial action planning
- Environmental cleanup
- Purchase or rental of temporary buildings to house remedial equipment
- Restoration or replacement of private or public water supplies
- Compensation for third party damages

Reimbursement can not be provided for costs incurred before August 1, 1987 or for tank removals after November 1, 1991.

HOW MUCH FUNDING IS AVAILABLE?

Reimbursement depends on several factors, including whether a tank system is owned by a marketer or non-marketer of petroleum products, whether the tank is under or above ground and when the costs have been incurred. Maximum reimbursement amounts per occurrence vary based on tank type and are lower for sites that entered the PECFA program after December 22, 2001. Please see the PECFA overview at the web address below for more information on coverage and deductibles.

CONTACT INFORMATION

Wisconsin Department of Commerce
Bureau of PECFA
P.O. Box 7838
Madison, WI 53707-7838
(608) 267-3753

WEB SITE: <http://commerce.wi.gov/ER/ER-PECFA-Home.html>

Land Recycling Loan Program

Wisconsin Departments of Natural Resources & Administration

The Land Recycling Loan Program provides low cost loans for remediation of environmental contamination at brownfields where contamination has affected or threatens to affect groundwater or surface water. This is one of the few programs that cover the costs of remedial actions at landfills.

WHO IS ELIGIBLE?

Cities, villages, towns, counties, community redevelopment and housing authorities are eligible.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Phase I and Phase II environmental site assessments
- Site investigation
- Removal of underground storage tanks and abandoned containers if they are contributing to groundwater contamination
- Environmental cleanup
- Demolition, including asbestos abatement, when necessary for environmental cleanup

HOW MUCH FUNDING IS AVAILABLE?

Loans are provided at no interest, with a 0.5% administrative fee. Local governments must secure the loan with a general obligation pledge. Proceeds from sale of the property must be used to repay the loan.

KEY INFORMATION

Local governments must own the property and can not have caused the contamination, with the exception of landfills. Eligible applicants may own or have operated a landfill site. 40% of the funds in each fiscal year may be used for landfills. A notice of intent to apply must be submitted to WDNR by December 31 of each year, and WDNR announces application deadlines semi-annually. Applications are approved following an eligibility determination, priority ranking, and a determination by the Department of Administration that the applicant meets financial conditions.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau of Community Financial Assistance, CF/8
PO Box 7921
Madison, WI 53707-7921
(608) 266-0849
Email: Maureen.Hubeler@dnr.state.wi.us

WEB SITE: <http://dnr.wi.gov/org/caer/cfa/EL/Section/brownfield.html>

Ready for Reuse Revolving Loan Fund

Wisconsin Department of Natural Resources

This loan fund utilizes a federal grant to offer no-interest loans that are administered by the state for brownfield cleanups. Both state and federal requirements apply, and it is most feasible to administer these loans for a large-scale clean-up project.

WHO IS ELIGIBLE?

These funds are available to Wisconsin tribes and local governments that have completed investigation and are ready to clean up contaminated property.

WHAT SITES ARE ELIGIBLE?

The property must meet the federal definition of a brownfields and the applicant must not have caused the contamination. The date of purchase affects eligibility -- applicants must demonstrate "environmental due diligence" that was standard practice at the time of purchase. The applicant must supply previously collected information, including Phase I and Phase II environmental site assessments, a site investigation report and, if available, a remedial action options report.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

These funds are only for environmental cleanup, not Phase I and Phase II environmental site assessments or site investigations. Expenses that are reimbursable by other state or federal programs, such as the Petroleum Environmental Cleanup Fund Award program, Drycleaner Environmental Response Program, or the Agricultural Chemical Cleanup Program, are not eligible. Eligible activities include:

- Public participation expenses;
- Environmental cleanup, including monitoring to determine the effectiveness of cleanup activities;
- Removal of underground tanks and abandoned containers;
- State fees for technical reviews and for voluntary party liability exemptions (VPLE);
- Environmental insurance premiums; and
- Demolition and asbestos abatement, if pre-approved by WDNR and EPA.

HOW MUCH FUNDING IS AVAILABLE?

Up to \$2.5 million is available for these no-interest loans. Applicants will need to match 22% of their funds with other funds or in-kind services.

KEY INFORMATION

Loaned funds may be used on either public or private property. The loans are considered as municipal debt, and the community will need to comply with state municipal finance laws. Repayment must begin within 5 years and be completed within 23 years.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707-7921
(608) 266-9263 Email: Percy.Mather@dnr.state.wi.us

WEB SITE: http://dnr.wi.gov/org/aw/rr/financial/epa_revolvingloan.html

State Trust Fund Loan Program

Wisconsin Board of Commissioners of Public Lands

The Board of Commissioners of Public Lands administers the State Trust Fund Loan Program to help local governments fund projects that include cleanup and redevelopment of contaminated properties.

WHO IS ELIGIBLE?

Cities, counties, towns, villages, lake districts, metropolitan sewerage districts, school districts, technical college districts and town sanitary districts are eligible.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning
- Property acquisition
- Phase I and Phase II environmental site assessments
- Site investigation
- Removal of underground storage tanks and abandoned containers
- Environmental cleanup
- Demolition, including asbestos abatement
- Redevelopment and marketing
- Local match for state or federal grants

Other eligible activities include construction, road repair, water and sewer projects and the purchase of vehicles and equipment such as fire trucks and snowplows.

HOW MUCH FUNDING IS AVAILABLE?

Contact the State Trust Fund Loan Program to confirm current rates. Rates effective February 18, 2005 were:

- 3.50% for loans up to five years;
- 4.25% for loan periods from five to ten years; and
- 5.00% for loans over ten years.

Once a loan application is approved the interest rate is guaranteed for all disbursements on that application. Funds loaned are considered a general obligation debt.

CONTACT INFORMATION

Wisconsin Board of Commissioners of Public Lands
Trust Lands and Investments
P.O. Box 8943
Madison, WI 53708-8943
(608) 266-0034

WEB SITE: <http://bcpl.state.wi.us/asx/Index.asp?target=LOANPROG>

Section 108 Loan Guarantee

U.S. Department of Housing and Urban Development

Section 108 loan guarantees enable eligible communities to transform a portion of their CDBG funds into a federally guaranteed loan that is big enough to pursue large revitalization projects. Local governments that borrow funds guaranteed by Section 108 must pledge their current and future CDBG allocations to cover the loan amount as security for the loan. Loans are often paired with Economic Development Initiative or Brownfield Economic Development Initiative (BEDI) grants, which may be used to pay predevelopment costs of a Section 108-funded project. These grants may also be used as a loan loss reserve, to write down interest rates, or to establish a debt service reserve.

WHO IS ELIGIBLE?

Cities and urban counties that receive Community Development Block Grants directly from the federal government (entitlement communities) are eligible to use Section 108 loan guarantees.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning
- Property acquisition
- Phase I and Phase II environmental site assessments
- Environmental investigation
- Removal of underground storage tanks and abandoned containers
- Environmental cleanup
- Demolition, including asbestos abatement
- Redevelopment, including asbestos abatement

HOW MUCH FUNDING IS AVAILABLE?

An entitlement entity may apply for up to five times the public entity's latest approved CDBG entitlement amount, minus any outstanding Section 108 commitments and/or principal balances on Section 108 loans. The maximum repayment period is 20 years. Local governments can pay back the loans using Tax Increment Financing, proceeds from the sale of a property or other mechanisms.

CONTACT INFORMATION

Community Development Block Grant Program
U.S. Department of Housing and Urban Development
310 W. Wisconsin Ave., Room 1380
Milwaukee, WI 53203-2289
(414) 297-3214

WEB SITE: <http://www.hud.gov/offices/cpd/communitydevelopment/programs/108/index.cfm>

Small Business Administration Loans

U.S. Small Business Administration

The Small Business Administration (SBA) has multiple loan programs that may be used to finance small business expansion at brownfields. The SBA loan programs are intended to encourage long-term financing by guaranteeing loans made by other institutions.

WHO IS ELIGIBLE?

Applicants must be for-profit businesses that meet SBA size standards.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

There are several types of SBA loans that may fund:

- acquisition of real estate, a business or business equipment;
- business working capital, including working capital for environmental needs such as;
 - Phase I and Phase II environmental site assessments,
 - environmental investigation,
 - removal of underground storage tanks and abandoned containers,
 - environmental cleanup, and
 - environmental fees;
- rehabilitation and renovation, including asbestos abatement;
- redevelopment and construction; and
- refinancing debt.

HOW MUCH FINDING IS AVAILABLE?

Most SBA loan programs cover loans of up to \$1,000,000. Loan maturities are based on the ability to repay, the purpose of the loan, and the useful life of the assets that were financed.

KEY INFORMATION

SBA loans may be used for environmental investigation and cleanup, but may not be used to acquire contaminated property. A loan application for contaminant cleanup must include a bid for the cleanup costs. Types of SBA loans include:

1. Basic 7(a) Loan Guaranty, in which a business owner applies to a bank or other SBA approved lender, which in turn applies to SBA for a loan guarantee; and
 2. Certified Development Company (CDC) Loan (or 504 Loan), in which a loan is secured with a junior or senior lien or an equity contribution from the business.
- Projects must meet job creation criteria or community development goals.

CONTACT INFORMATION

Small Business Administration
740 Regent Street, Suite 100
Madison, WI 53715
(608) 441-5261

Small Business Administration
310 W. Wisconsin Ave., Suite 400
Milwaukee, WI 53203
(414) 297-3941

WEB SITE: <http://www.sba.gov>

Agricultural Development Zone Program Tax Credits

Wisconsin Department of Commerce

Agricultural Development Zones (ADZ) are designed to attract, promote, expand and retain agri-businesses. They provide business income tax incentives to companies engaged in the growth, production, processing, manufacturing, distribution, or sales of agricultural and food products. A tax credit is a dollar-for-dollar reduction in what you owe in taxes, rather than a tax deduction.

WHO IS ELIGIBLE?

Agri-businesses that are located in one of the four ADZ regions shown on the map below, or that anticipate locating in one of these regions, may be eligible.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Qualifying agri-businesses must apply 25% of their tax credit toward job creation. They may then apply their tax credits toward:

- 50% of their environmental investigation and cleanup costs;
- Phase I and Phase II environmental site assessments, if a cleanup follows;
- removal of underground storage tanks and abandoned containers;
- demolition, including asbestos abatement; and
- redevelopment.

HOW MUCH FUNDING IS AVAILABLE?

Wisconsin has designated \$5 million in business income tax credits to ADZs. In addition to job creation and environmental expenses, a business may also apply a portion of their tax credit to capital investment for real and personal property.

KEY INFORMATION

Tax credits are based on the wages and benefits associated with the new jobs that are created.

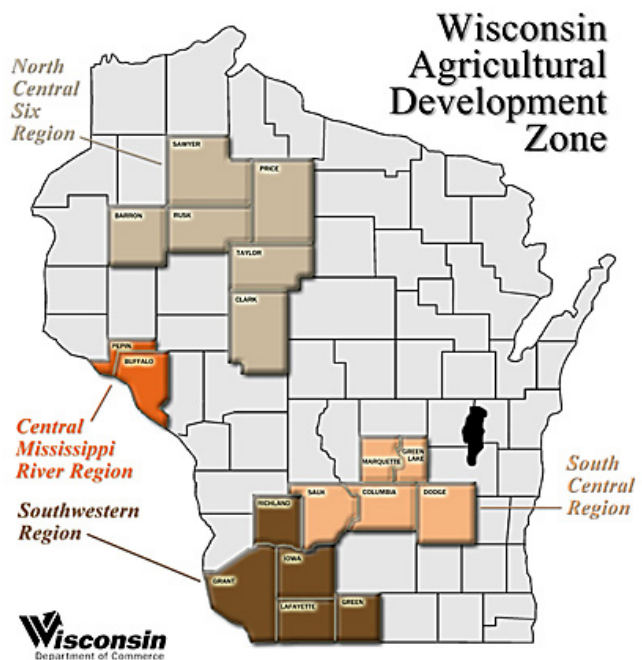
CONTACT INFORMATION?

Wisconsin Department of Commerce
Bureau of Business Development
201 W. Washington Ave
P.O. Box 7970
Madison, WI 53707
(608) 266-3751

Email: Peggy Burke @ pburke@commerce.state.wi.us

Please see the following page for a list of ADZ regional contact names and telephone numbers.

WEB SITE: <http://commerce.wi.gov/CD/CD-bed-az-general.html>



Agricultural Development Zone Program (Continued...)

Wisconsin's Agricultural Development Zone has been established for a 10-year period. The four regions are comprised of entire counties and are described below.

CONTACT INFORMATION

Your regional ADZ coordinator will meet with you to discuss your project, to evaluate your need for tax credits and to answer questions. The coordinator will assist you in applying for certification in the program through the Department of Commerce and send his or her recommendation to the Department of Commerce for review. The Department of Commerce makes the final decision on the recommended certification and on the actual amount of tax credits that will be allocated. The ADZ regional coordinators are listed below.

Central Mississippi Region:	Terry J. Mesch	info@co.pepin.wi.us	(715) 672-5709
Buffalo County			
Pepin County			

North Central Six Region:	Arlen Albrecht	arlen.albrecht@ces.uwex.edu	(715) 748-9772
Barron County			
Clark County			
Price County			
Rusk County			
Sawyer County			
Taylor County			

South Central Region:	Nancy Elsing	ccedc@palacenet.net	(715) 742-9862
Columbia County			
Dodge County			
Green Lake County			
Marquette County			
Sauk County			

Southwestern Region:	Ron Brisbois	gcedc@grantcounty.org	(608) 822-6019
Grant County			
Green County			
Iowa County			
Lafayette County			
Richland County			
Marinette County			
Marquette County			

Business Improvement Districts

State of Wisconsin

Communities have the authority to allow formation of one or more Business Improvement Districts (BID) and assess properties within the district (Section 66.1109, Wisconsin Statutes). BIDS are formed at the request of one or more property owners. A BID includes only properties that are used for commercial and industrial purposes and that are subject to real estate taxes. A BID is administered by a board of directors and many BIDs also employ a manager. Levies are usually based on the assessed value of properties within the BID, but many BIDs also raise funds from sources other than these levies.

WHO IS ELIGIBLE?

Cities, towns and villages may form BIDs after receiving a petition from one or more property owners.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

BID revenues are used to support activities that promote, manage, maintain and develop the district. This may include environmental services including:

- planning;
- Phase I and Phase II environmental site assessment;
- environmental investigation;
- removal of underground storage tanks and abandoned containers;
- environmental cleanup;
- demolition, including asbestos abatement; and
- redevelopment and marketing.

BIDs may also fund accounting, legal and administrative services; job training; physical improvements, street work and other activities included in their operating plan.

HOW MUCH FUNDING IS AVAILABLE?

BID budgets are limited only by their own operating plans. There is no state cap on the amount of funds that can be raised or spent by a BID.

KEY INFORMATION

University of Wisconsin-Extension (UWEX) compiles information on BIDs and at printing had information on 76 active BIDs in Wisconsin. The UWEX web site below includes a map of BID communities, contact information for all BIDs, a summary of how BIDs are raising and spending their funds and other information.

CONTACT INFORMATION

Chuck Law, PhD, Director
University of Wisconsin Extension Local Government Center
229 Lowell Hall
610 Langdon St.
Madison, WI 53703
(608) 265-2501
Email: chuck.law@uwex.edu

WEB SITE: <http://www.uwex.edu/lgc/cp&d/bidpage/bid.htm>

Cancellation of Delinquent Property Taxes

Counties, City of Milwaukee, Wisconsin Department of Natural Resources

Under Section 75.105 of Wisconsin Statutes, counties and the city of Milwaukee may cancel all or part of delinquent property taxes, interest and penalties on a contaminated property in order to encourage purchase, cleanup and redevelopment.

WHO IS ELIGIBLE?

A property owner or potential purchaser is eligible. After a Phase II environmental site assessment demonstrates that the property is contaminated, the owner or purchaser must first enter into an agreement with the Department of Natural Resources (WDNR) to investigate and clean up the property. This agreement may then be submitted to the taxing authority (county or the city of Milwaukee), which will determine whether all or a portion of the delinquent taxes will be canceled.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

The delinquent property taxes on a property may be canceled and this financial incentive may be used for any benefit that the owner or purchaser desires.

HOW MUCH FUNDING IS AVAILABLE?

Counties and the City of Milwaukee can forgive all or a portion of delinquent property taxes. There is no state cap on the amount.

KEY INFORMATION

Counties that have canceled delinquent property taxes may be found using “BRRTS on the Web” the WDNR database of contaminated properties at <http://dnr.wi.gov/org/aw/rr/brrts/databases.htm> using the advanced search function.

CONTACT INFORMATION

Contact the city of Milwaukee or your county treasurer for local information, or contact the
Department of Natural Resources
Bureau for Remediation and Redevelopment
P.O. Box 7921, Madison, WI 53707-7921
(608) 267-7500
Email: Dan.Kolberg@dnr.state.wi.us

WEB SITE: http://dnr.wi.gov/org/aw/rr/financial/del_taxes.html

Community Development Zone Program Tax Credits

Wisconsin Department of Commerce

Community Development Zones (CDZ) are intended to assist start-up companies, business expansions and business relocations by providing income tax benefits to encourage investment in zones established to improve the quality and quantity of employment. Qualifying tax credits may be used in part for environmental expenses. A tax credit is a dollar-for-dollar reduction in what you owe in taxes, rather than a tax deduction.

WHO IS ELIGIBLE?

Individuals and businesses that are located in one of the 22 CDZs shown on the map, or that relocate or start up within a CDZ, may be eligible.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Qualifying businesses must apply 25% of their tax credit toward job creation. They may then apply their tax credits toward:

- 50% of their environmental investigation and cleanup costs;
- Phase I and Phase II environmental site assessments, if a cleanup follows;
- removal of underground storage tanks and abandoned containers;
- demolition, including asbestos abatement; and
- redevelopment.

HOW MUCH FUNDING IS AVAILABLE?

The CDZ program offers more than \$38 million in tax benefits to qualifying businesses that are located in or willing to relocate in one of Wisconsin's CDZs. In most cases businesses are allocated \$3,000 or \$5,000 per job created, depending upon the pay level.

KEY INFORMATION

Tax credits are based on the wages and benefits associated with the new jobs that are created.

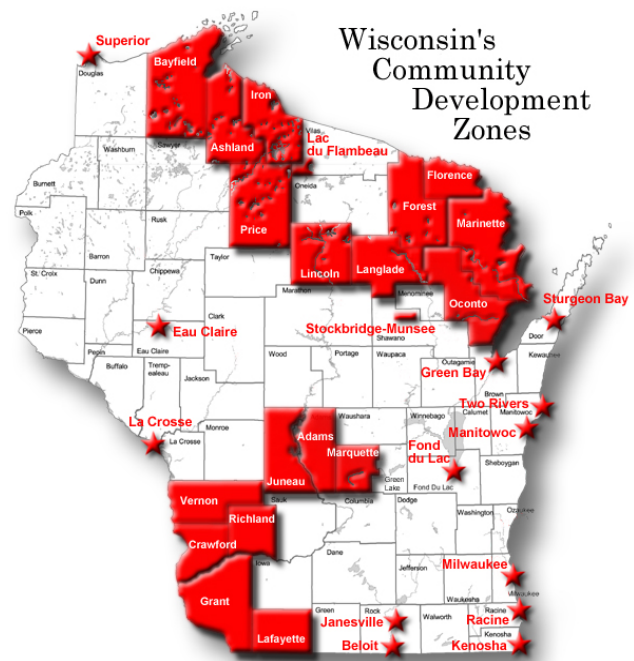
CONTACT INFORMATION

Wisconsin Department of Commerce
Bureau of Business Development
201 W. Washington Avenue
P.O. Box 7970
Madison, WI 53707
(608) 266-3751

Email: Peggy Burke at pburke@commerce.state.wi.us

Please see the following page for a list of development zones, contact names and phone numbers.

WEB SITE: <http://commerce.wi.gov/CD/CD-bed-devz.html>



Community Development Zone Program (Continued...)

Wisconsin's 22 Community Development Zones have been established for 20-year periods. One five-year extension may be granted following the initial 20 years. The zones range from small rural areas to large metropolitan cities and are located in the communities below.

CONTACT INFORMATION

Your CDZ coordinator will meet with you to discuss your project, to evaluate your need for tax credits and to answer questions. The coordinator will assist you in applying for certification in the program through the Department of Commerce and send his or her recommendation to the Department of Commerce for review. The Department of Commerce makes the final decision on the recommended certification and on the actual amount of tax credits that will be allocated. The CDZ coordinators are listed below.

Adams County:	John Hay	(608) 339-6945
Ashland County:	Dale Keupczyk	(715) 682-8344
Bayfield County:		(715) 373-5951
Beloit:	Andrew Janke	(608) 364-6748
Eau Claire:	Mike Schatz	(715) 839-4914
Forest/Langlade Counties:	Dave Tice	(715) 627-6236
Fond du Lac:	John Angeli	(920) 929-3316
Grant County:	Ron Brisbois	(608) 822-3501
Green Bay:	Jennifer Brown	(920) 448-3396
Iron County:	Kelly Klein	(715) 561-2922
Janesville:	Doug Venable	(608) 755-3180
Juneau County:	Terry Whipple	(608) 562-5850
Kenosha:	Cecilia Lucas	(262) 605-1100
La Crosse:	Tim Kabat	(608) 789-7512
Lac du Flambeau:	Emerson Coy	(715) 588-3303
Lafayette County:	Michael Wentela	(608) 776-8080
Lincoln County:	Jack Sroka	(715) 536-0383
Manitowoc:	David Less	(920) 686-6931
Marinette County:	Don Clewley	(715) 732-0230
Marquette County:	Bill Wheeler	(920) 382-0963
Milwaukee:	Robert Trimmier	(414) 286-5622
Oconto County:	Bruce Mommaerts	(920) 834-6969
Price County:	Gail Huycke	(715) 339-2555
Racine:	Brian O'Connell	(262) 636-9151
Richland/Crawford/Vernon Counties:	Bruce Bullamore	(608) 647-4310
Stockbridge-Munsee:	Doug Miller	(715) 793-4111
Sturgeon Bay:	Bill Chaudoir	(920) 743-3113
Superior:	Jason Serck	(715) 395-7335
Two Rivers:	Dan Pawlitzke	(920) 793-5565

Enterprise Development Zones

Wisconsin Department of Commerce

Enterprise Development Zones (EDZs) offer tax incentives for new or expanding businesses that create new employment in distressed areas. EDZs may be established for up to seven years. Tax credits are applied against a business's Wisconsin income tax liability. A tax credit is a dollar-for-dollar reduction in what you owe in taxes, rather than a tax deduction. Tax credits are non-transferable and non-refundable.

WHO IS ELIGIBLE?

The Department of Commerce may designate EDZs anywhere in Wisconsin. EDZs are site-specific.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

The primary focus of an EDZ is the creation of new full-time jobs filled by Wisconsin residents. While most businesses earn tax credits through job creation, some businesses may earn tax credits through the following environmental remediation activities:

- Phase one and two environmental site assessment;
- other additional environmental investigation;
- removal of underground storage tanks and abandoned containers;
- environmental cleanup;
- demolition, including asbestos abatement; and
- rehabilitation of buildings, including asbestos abatement.

Tax credits will not be awarded for environmental remediation work that is being funded by other government agencies.

HOW MUCH FUNDING IS AVAILABLE?

The maximum tax credit allocation per EDZ is \$3 million. Businesses may receive tax credits equal to up to 50% of their eligible environmental remediation expenses. At least 25% of a business's tax credit allocation must be earned through job creation activities.

KEY INFORMATION

By statute, 10 EDZs must involve some form of environmental remediation activity by the certified business. At the time of printing, the Department of Commerce had created four environmental EDZs.

CONTACT INFORMATION

Wisconsin Department of Commerce

201 W. Washington Avenue

Madison, WI 53707

(608) 267-0762

Email: Steve Sabatke at ssabatke@commerce.state.wi.us

WEB SITE: <http://commerce.wi.gov/CD/CD-bed-ez.html>

Environmental Remediation Tax Incremental Financing (ERTIF)

Wisconsin Departments of Revenue and Natural Resources

Environmental Remediation Tax Incremental Financing (ERTIF) differs from other tax incremental financing districts in several important ways (see the chart on the following page). They are created specifically to address brownfields, and environmental expenses may be recovered through the increase in property values. Also, ERTIFs are not included in the 12% limit on a local governmental unit's (LGU) equalized value, and unlike other TIFs, the base value of an ERTIF may be \$0.

WHO IS ELIGIBLE?

In addition to cities and villages, counties and towns may establish an ERTIF.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

- Planning
- Property acquisition
- Phase I and Phase II environmental site assessments
- Environmental investigation
- Removal of underground storage tanks and abandoned containers
- Environmental cleanup
- Demolition, including asbestos abatement

Please see the chart on the following page for more information.

HOW MUCH FUNDING IS AVAILABLE?

There is no limit on the value accrued in the ERTIF, as long as the costs incurred are eligible.

KEY INFORMATION

The Department of Natural Resources (WDNR) must approve the site investigation report and the remedial action plan before the Department of Revenue (DOR) certifies the base value of the property in the ERTIF. The local government can incur some eligible expenses before the DOR certifies the base value and those costs can be paid back by the ERTIF.

CONTACT INFORMATION

Wisconsin Department of Revenue
Bureau of Equalization
P.O. Box 8933
Madison, WI 53708-8933
(608) 266-5708

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment
P.O. Box 7921
Madison, WI 53707-7921
(608) 261-4927

WEB SITE: <http://www.dor.state.wi.us/forms/govtif/erbase.html>

Comparison of Regular and Environmental Remediation TIF Districts

Features	Regular TID (s.66.1105)#	E.R. TID (s.66.1106)#
Who may create a TID?	Cities, villages & towns (towns authority is limited)	Counties, cities, villages & towns
What are eligible project costs?	Numerous categories including: Administrative costs, construction/demolition, financing, land assembly, relocation, professional services, etc. for public improvements, environmental expenses and other development incentives.	Administrative costs, environmental expenses, including professional services and underground tank removal; remediation, property acquisition, demolition costs including asbestos removal; capital costs and financing.
How long is the project expenditure period?	5 years before the unextended termination date of a tax incremental district	Up to 15 years after the base is certified
What is used to determine the base year?	Date legislative body adopts resolution	Date WDNR certifies the site investigation report.
What type of land may be included in the district?	Blighted areas; areas in need of rehabilitation or conservation work; areas suitable for industrial sites & has been zoned for industrial use; or areas suitable for mixed-use development. Usually includes multiple parcels that are contiguous	Property with environmental contamination. (Must not be part of an existing TID) Single or contiguous parcels only.
Are there value limitations?	Total value of all increments plus value of the new district cannot exceed 12% of the total equalized value of taxable property within the municipality	No limit
What is the maximum payoff period?	5 years after last expenditure	16 years after Department of Revenue certifies base value
What is the maximum life?	20, 23, or 27 years after district is created*	16 years after base is certified
Is a public hearing required?	Yes, at least 30 days before creation resolution is adopted	No
Is Joint Review Board approval required?	Yes	Yes
When is the deadline to apply to DOR for a base value?	December 31 st of the creation year	April 1 st of the year following WDNR certification
Who certifies the value increment?	Department of Revenue	Department of Revenue
How is tax increment generated?	City, village, or town that created the TID calculates, levies & collects the tax increment	City, village, or town that created the TID calculated levies & collects the tax increment; or does it on behalf of the county that created it.
What reports are required?	Periodic Accounting reports – CPA Audits, Annual Reports & Final Termination Report. DOR also requires an annual certification report. A value change information form is due by the 2 nd Monday in June	Annual Accounting Reports, plus DOR requires an annual certification report. An annual value change information form is due by the 2 nd Monday in June.

* TIDs created after Oct. 1, 2004 have either a 23 or 20 year maximum life, depending on type.

Updated per Wi. 2005 Acts 6 & 13 & Wi. 2003 Acts 9, 126, 127, 194, 320 & 322, & Wi. 1999 Act 150

[Wisconsin Department of Revenue Chart, 7/6/05, JAG]

Federal Brownfields Tax Incentive

U.S. EPA, U.S. Treasury and Wisconsin Department of Natural Resources

The federal brownfields tax incentive, created in 1997 allows qualified environmental remediation expenses to be fully deducted from federal income taxes in a single year, rather than capitalized over a period of years.

WHO IS ELIGIBLE?

Any federal taxpayer who incurs remediation expenses is potentially eligible to use this deduction. The property must be held by the taxpayer for use in a trade or business or for the production of income, or properly included in the taxpayer's inventory. To be eligible, the property must not be on the Superfund National Priority List, nor be contaminated only with petroleum. Eligible expenses must be due to known or potential hazardous substances that meet the federal CERCLA definition, which excludes petroleum and materials used as part of a building (e.g. lead paint, asbestos).

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Any qualified remediation expenditure that is not chargeable to a capital account can be deducted in the year incurred or paid. Eligible remediation expenditures include:

- Phase I and Phase II environmental site assessments;
- environmental investigation;
- environmental cleanup;
- state voluntary party liability exemption (VPLE) program fees; and
- costs incurred for removal of demolition debris.

HOW MUCH FUNDING IS AVAILABLE?

There is no limit on the total value of the deduction, as long as the eligibility criteria are met and the environmental activities qualify for this deduction.

KEY INFORMATION

Wisconsin taxpayers have used this deduction at least 26 times since 1998, more than any other state. The exemption currently applies to expenses incurred prior to December 31, 2005.

However, Congress has previously extended this deadline and may do so again (check the web address below for updates). The Department of Natural Resources must provide a certificate to the taxpayer that the property meets the requirements of the tax incentive.

CONTACT INFORMATION

An accountant or tax attorney can provide more information on eligible costs.

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707
(608) 266-9263
Email: Percy.Mather@dnr.state.wi.us

WEB SITE: http://dnr.wi.gov/org/aw/rr/financial/fed_tax.html

Historic Preservation Income Tax Credits

Wisconsin Historical Society

Historic preservation income tax credits are available on both state and federal income taxes for rehabilitation expenses at qualifying properties. Those who qualify for the federal credit at income-producing property automatically qualify for the state credit for income-producing property. A tax credit is a dollar-for-dollar reduction in what you owe in taxes, rather than a tax deduction.

WHO IS ELIGIBLE?

Owners of income-producing historic property are eligible following approval from the Historical Society's Division of Historic Preservation. A separate program provides tax credit for owners of historic homes.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Qualifying expenses include rehabilitation of a building in accordance with program standards. The federal income tax credit includes:

- removal of underground storage tanks contained within the footprint of the historic building; and
- asbestos abatement contained within the footprint of the historic building.

The state historic home owner income tax credit includes:

- removal of underground storage tanks that are part of the home's heating system; and
- asbestos abatement if the asbestos is part of the home heating system.

Exterior work such as landscaping and paving is not eligible, nor is work on non-historic additions.

HOW MUCH FUNDING IS AVAILABLE?

An owner may receive a 20% credit for eligible expenses on federal income taxes and an additional 5% on state income taxes. To qualify, the owner must spend an amount equal to the building's depreciated value, or \$5,000, whichever is more. A federal investment tax credit of 10% for non-residential buildings constructed before 1936 that are *not* historically certified may also be available--consult a tax attorney or accountant for more information. For the historic home program, there is a 25% state income tax credit for rehabilitation. Please see the web site below for more information.

KEY INFORMATION

Income-producing property must be on the National Register of Historic Places, in a historic district, or receive a preliminary determination of eligibility for the National Register. Owners must retain possession of the building for five years and maintain its historic character, or return the tax credit.

CONTACT INFORMATION

Rehabilitation Tax Credit for Historic Buildings
Wisconsin State Historical Society
816 State St.
Madison, WI 53706
(608) 264-6493

WEB SITE: <http://www.wisconsinhistory.org/hp/buildings/>

New Market Tax Credits

U.S. Department of Treasury, Community Development Financial Institutions Fund

New Markets Tax Credits (NMTC) attract private capital investment in rural and urban low-income areas to help finance community development and create jobs. The credits reduce federal income taxes for qualified investments in census tracts with median household income of 80% or less of state or federal (MSA) median income. (See cdfifund.gov for census information.) A tax credit is a dollar-for-dollar reduction in what you owe in taxes, rather than a tax deduction.

WHO IS ELIGIBLE?

NMTCs are competitively allocated each year to Community Development Entities (CDEs), which are usually formed for each project. The CDE offers the credits to taxable investors in exchange for stock or a capital interest in the CDE.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

NMTCs may be applied toward environmental cleanup and property redevelopment expenses, including:

- planning;
- property acquisition;
- Phase one and two environmental site assessment;
- site investigation;
- removal of underground storage tanks and abandoned containers;
- environmental cleanup;
- demolition, including asbestos abatement;
- rehabilitation of buildings; and
- redevelopment of the property.

HOW MUCH FUNDING IS AVAILABLE?

The credit provided to the investor totals 39% of the cost of the investment and is claimed over a seven year period. In each of the first three years, the investor receives credit equal to 5% of the total amount paid for the stock or capital interest. For the final four years, the value of the credit is 6% annually. The tax credit is usually sold to provide equity for a project - usually 25%-27% of the cost of the investment. So a \$10 million project would receive \$2.5 to \$2.7 million dollars of equity from selling the tax credits.

CONTACT INFORMATION

Farshad Maltes
WHEDA
201 West Washington Avenue
Madison, WI 53703
(608) 267-4543
Email: farshad.maltes@wheda.com

Community Dev. Financial Institutions Fund
601 13th Street, NW, Suite 200 South,
Washington, DC 20005
NMTC Support Line: 202-622-6355
Email: cdfihelp@cdfi.treas.gov

WEB SITES: <http://www.cdfifund.gov>
<http://liscnet.org>

Reassignment of Foreclosure Judgment

Counties, City of Milwaukee, Wisconsin Department of Natural Resources

This procedure allows local governments to pass the title of a tax-delinquent contaminated property directly to someone who has agreed to clean up the property. Reassignment of foreclosure, also known as “assignment of foreclosure judgment”, means that counties or the city of Milwaukee can assign property foreclosure judgments directly to someone other than themselves when taking title using foreclosure through the courts (also called an "in rem" process). The party requesting the assignment of the foreclosure judgment must have a written agreement that has been approved by Department of Natural Resources (WDNR) regarding cleanup of the contamination.

WHO IS ELIGIBLE?

Any county that uses the “in rem” process, or the city of Milwaukee, may use this tool. Anyone who signs a written agreement with WDNR to clean up the contamination may request reassignment of foreclosure.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

Reassignment of foreclosure is a mechanism to acquire the title to a contaminated property. It does not provide other funding.

KEY INFORMATION

Sometimes an agreement between the taxing authority and the person acquiring title is also required, in addition to the agreement with WDNR. Properties where foreclosure judgments have been reassigned may be found using “BRRTS on the Web” the WDNR database of contaminated properties at <http://dnr.wi.gov/org/aw/rr/brrts/databases.htm> using the advanced search function.

CONTACT INFORMATION

Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment, RR/3
P.O. Box 7921
Madison, WI 53707
(608) 267-7500
Email: Dan.Kolberg@dnr.state.wi.us

WEB SITES: http://dnr.wi.gov/org/aw/rr/financial/del_taxes.html
<http://www.mkedcd.org/brownfields/bfhowpurch.html>

Tax Incremental Financing

Wisconsin Department of Revenue

Tax incremental financing (TIF) is a tool for local governments to increase their property tax base, address blighted areas and promote development, redevelopment and job creation. After creating a TIF district (sometimes referred to as “TIDs”), the municipality may borrow to fund infrastructure improvements and land acquisition within the TIF district. The base (original) value of property in the TIF district continues to fund county, school and municipal needs. Revenues generated by the *increase* in property values in the TIF district are applied toward development expenses and debt service on the loan during the TIF period, up to 27 years.

WHO IS ELIGIBLE?

Cities, villages and towns (town authority is limited) are eligible to create a TIF district. They must develop a project plan that is approved by local government units such as planning commissions and county boards.

WHAT ACTIVITIES DOES THIS PROGRAM FUND?

The increased valued generated within a TIF district may be applied toward:

- planning;
- land acquisition;
- Phase I and Phase II environmental site assessment;
- environmental investigation;
- environmental cleanup;
- demolition;
- redevelopment, including business relocation and other improvements; and
- marketing.

Unlike Environmental Remediation Tax Incremental Financing (ERTIF) Districts, TIF districts do not cover costs for the removal of underground storage tanks and abandoned containers, nor the costs of asbestos abatement.

HOW MUCH FUNDING IS AVAILABLE?

There is no cap on the increased values that may be generated in a TIF district. There are limits on the number of years a tax increment can be used and on the number of TIF districts that can be created in a city or village.

KEY INFORMATION

Increases in equalized property values within Wisconsin TIF districts averaged over 300% through the year 2000. Applications to the Department of Revenue for establishment of base values are due by December 31 of each year.

CONTACT INFORMATION

Wisconsin Department of Revenue
Bureau of Equalization
P.O. Box 8933
Madison, WI 53708-8933
(608) 266-5708

WEB SITE: <http://www.dor.state.wi.us/slf/tif.html>

Waterfront Revitalization Programs

AQUATIC ECOSYSTEM RESTORATION AND PROTECTION PROJECTS

U.S. Army Corp of Engineers

The Aquatic Ecosystem Restoration and Protection Projects (Section 206 of Water Resources Development Act (WRDA) 1996 as amended) can be used for the purpose of improving the environment. Eligible entities include local governments and non-profits. There is \$25 million in funding available nationwide with up to \$5 million federal dollars per project. Total project cost is shared 65% federal; 35% non-federal. Non-federal cost share can consist of credit for real estate contribution, and in-kind services. For more information contact Gary O'Keefe (313) 226-7762 (Detroit District), Charles Spitzack (651) 290-5307 (St. Paul District) or email Planning@LRE02.usace.army.mil. (The State of Wisconsin is serviced by four Corps Districts: Chicago, Detroit, Rock Island and St. Paul. Detroit and St. Paul cover most of the state, so points of contact are provided for those two Districts. Detroit covers the Great Lakes drainage basin and St. Paul covers the Mississippi River drainage basin).

BEACH ACT GRANTS

U.S. Environmental Protection Agency

Beach Act Grants are used to develop coastal recreation water monitoring and public notification programs. Eligible applicants include states, local governments and tribes that have coastal and Great Lakes recreational waters adjacent to beaches or similar points of access used by the public. Beach Grants range from \$150,000 to \$540,220 and depend on an allocation formula that considers beach season, coastal mileage and population. There is no required match. For more information, call Holiday Wirick, (312) 353-6704 or see the U.S. Environmental Protection Agency Web site at <http://www.epa.gov/Region5/business/fs-beach.htm>.

COASTAL ENVIRONMENTAL MANAGEMENT

U.S. Environmental Protection Agency

Coastal Environmental Management funds are used to create remedial action plans and lake-wide management plans. Eligible entities include state agencies, federally recognized tribes, territories and possessions, public, private individuals and non-profit organizations. The award amounts vary but there is a 5% match required. For more information call Harlan Hirt, (312) 353-4378 or see the U.S. Environmental Protection Agency Web site at <http://www.epa.gov/Region5/business/fs-cem.htm>.

CLEAN WATER FUND PROGRAM (CWFP)

Wisconsin Department of Natural Resources

The Clean Water Fund Program is a subsidized loan program that provides loans to municipalities for wastewater treatment and urban storm water projects. Local governments and tribes are eligible to participate in this program. For more information call Bob Ramharter, (608) 266-3915 or see the Wisconsin Department of Natural Resources web site at <http://dnr.wi.gov/org/caer/cfa/EL/Section/clean.html>.

COMMUNITY-BASED HABITAT RESTORATION GRANT

National Oceanic & Atmospheric Administration

The National Oceanic & Atmospheric Administration (NOAA) Community-Based Restoration Program (CRP) applies a grass-roots approach by actively engaging communities in on-the-ground restoration of fishery habitats around the nation. There are many eligible groups including institutions of higher education, hospitals, other non-profits, commercial (for profit) organizations, organizations under the jurisdiction of foreign governments, international organizations, and state, local and Indian tribal governments whose projects have the potential to benefit NOAA trust resources. The typical award range is \$50,000 to \$200,000 and applicants are encouraged to demonstrate a minimum 1:1 non-federal match for CRP funds requested. For more information, contact Robin Bruckner or Melanie Gange at (301) 713-0174.

DAM MAINTENANCE, REPAIR, MODIFICATION, ABANDONMENT AND REMOVAL

Wisconsin Department of Natural Resources

This program provides funds to conduct dam maintenance, repair, modification, abandonment and removal. Eligible entities include municipalities and public inland lake districts. The grant will fund 50% of the eligible project costs with a maximum grant award of \$200,000 per project. A local match of 50% is required. For more information, call Eileen Trainor, (608) 267-0848 or see the Wisconsin Department of Natural Resources web site at <http://dnr.wi.gov/org/caer/cfa/Grants/Dammaint.html>.

EMERGENCY STREAMBANK & SHORELINE PROTECTION

U.S. Army Corp of Engineers

The Emergency Streambank & Shoreline Protection Projects (Section 14 of the 1946 Flood Control Act, as amended) are intended to prevent erosion damages to highways, bridge approaches, public works and other non-profit public facilities by the emergency construction or repair of streambank and shoreline protection works. The projects are available to non-federal governments. Funding of the federal share may not exceed \$1 million and any costs exceeding \$1 million are the responsibility of the non-federal sponsor. Additionally, for each \$1 million in funding, a 50% match is required. For more information, please contact Gary O'Keefe (313) 226-7762 (Detroit District), Charles Spitzack (651) 290-5307 (St. Paul District) or email Planning@LRE02.usace.army.mil. (The State of Wisconsin is serviced by four Corps Districts: Chicago, Detroit, Rock Island and St. Paul. Detroit and St. Paul cover most of the state, so points of contact are provided for those two Districts. Detroit covers the Great Lakes drainage basin and St. Paul covers the Mississippi River drainage basin).

ENVIRONMENTAL DREDGING

U.S. Army Corp of Engineers

The Environmental Dredging Program (Section 312 of WRDA 1990, as amended) provides funds to evaluate projects to remove and remediate contaminated sediments from areas outside of the navigation channel for two purposes: to reduce the costs of future operation and to maintain the adjacent navigation project; and ecosystem restoration benefits. Local governments

and non-profit organizations are eligible. There is no limit on the federal per-project funding. However, non-federal sponsors are responsible for 50% of the cost of the feasibility study and 35% of the design and construction. For more information, contact Gary O'Keefe (313) 226-7762 (Detroit District), Charles Spitzack (651) 290-5307 (St. Paul District) or email Planning@LRE02.usace.army.mil. (The State of Wisconsin is serviced by four Corps Districts: Chicago, Detroit, Rock Island and St. Paul. Detroit and St. Paul cover most of the state, so points of contact are provided for those two Districts. Detroit covers the Great Lakes drainage basin and St. Paul covers the Mississippi River drainage basin).

FLOOD DAMAGE REDUCTION

U.S. Army Corp of Engineers

The Flood Damage Reduction Program (Section 205 of 1948 Flood Control Act, as amended) provides local protection from flooding by the construction or improvements of flood control works such as levees, channels, and dams. Non-structural alternatives are also considered and may include measures such as installation of flood warning systems and/or flood proofing structures. Local governments and non-profit organizations are eligible. The federal funding share is 65% of project costs with a limit of \$7 million per project. There is also a 35% non-federal match required. For more information contact Gary O'Keefe (313) 226-7762 (Detroit District), Tom Crump (651) 290-5284 (St. Paul District) or email Planning@LRE02.usace.army.mil. (The State of Wisconsin is serviced by four Corps Districts: Chicago, Detroit, Rock Island and St. Paul. Detroit and St. Paul cover most of the state, so points of contact are provided for those two Districts. Detroit covers the Great Lakes drainage basin and St. Paul covers the Mississippi River drainage basin).

GREAT LAKES LEGACY ACT

U.S. Environmental Protection Agency

The Great Lakes Legacy Act uses funds to clean up contaminated sediments at the bottom of the Great Lakes. One of the three major components of the Act focuses on projects involving site remediation, characterization, monitoring and more. Eligible project must take place in one of the 31 U.S. Areas of Concern (see web site). The project component of the Great Lakes Legacy Act provides up to \$50 million per year beginning 2004 (through 2008). Additionally a non-federal match of at least a 35% of total project costs and 100% non-federal match of operation and maintenance costs are required. For more information call Marc Tuchman, (312) 353-1369 or see the U.S. Environmental Protection Agency web site at <http://www.epa.gov/glla/>.

GREAT LAKES PROGRAM FUNDING

U.S. Environmental Protection Agency

The Great Lakes Program Funding Grants are used to stimulate restoration and maintenance of the Great Lakes basin ecosystem through demonstration projects for Great Lakes priorities. State water pollution control agencies, interstate agencies, other public or non-profit agencies, institutions, organizations and individuals are all eligible. The typical award range is \$20,000 to \$100,000 for a period of 1-2 years with 5% required match. For more information call Michael Russ, (312) 886-4013 or see the U.S. Environmental Protection Agency Web site at <http://www.epa.gov/glnpo/fund/glf.html>

GREAT LAKES REMEDIAL ACTION PROGRAM (RAP)

U.S. Army Corp of Engineers

The Great Lakes Remedial Action Program (Section 401(a) of WRDA 1990) provides technical, planning and engineering assistance in the development of Remedial Action Plans (RAPs). Local governments, public and private non-profit organizations are eligible. There is no federal limit on funding however the non-federal sponsor is responsible for 50% of the study cost. For more information, call Marty Kuhn (313) 226-2015 (Detroit District). (The State of Wisconsin is serviced by four Corps Districts: Chicago, Detroit, Rock Island and St. Paul. Detroit and St. Paul cover most of the state, so points of contact are provided for those two Districts. Detroit covers the Great Lakes drainage basin and St. Paul covers the Mississippi River drainage basin).

HARBOR ASSISTANCE PROGRAM

Wisconsin Department of Transportation

The Harbor Assistance Program supports harbor communities along the Great Lakes and Mississippi River in maintaining and improving waterborne commerce. An eligible applicant must be a local unit of government or a private owner of a harbor facility. Harbor Assistance Funds may be used to finance up to 80% of eligible project costs or, if U.S. Army Corps of Engineers financing is involved, up to 50% of the local share of eligible project costs. For more information, call Larry Kieck (608) 267-9319 or see the Wisconsin Department of Transportation web site at <http://www.dot.wisconsin.gov/localgov/aid/hap.htm>.

LAKE MANAGEMENT PLANNING GRANT – LARGE SCALE

Wisconsin Department of Natural Resources

The Lake Management Planning Grant – Large Scale funds are available to collect and analyze information needed to protect and restore lakes and their watersheds. Eligible applicants include local governments, tribes, qualified non-profit conservation organizations, qualified lake associations, school districts (in partnership with another eligible party), public inland lake protection and rehabilitation districts and town sanitary districts. The state may fund up to 75% of the cost with a maximum of \$10,000 per grant. For more information contact your Regional Lake Coordinator. Coordinator list and additional information available at <http://dnr.wi.gov/org/caer/cfa/Grants/Lakes/Largelake.html>.

LAKE PROTECTION GRANT

Wisconsin Department of Natural Resources

Lake Protection Grant funds are available to protect and improve the water quality of lakes and their ecosystems. Eligible applicants include counties, towns, cities, villages, tribes, qualified lake associations, public inland lake districts, qualified nonprofit conservation organizations, town sanitary districts, and other local governmental units. Grant awards may fund up to 75% of project costs with a maximum grant amount of \$200,000. For more information contact your Regional Lake Coordinator. Coordinator list and additional information available at <http://dnr.wi.gov/org/caer/cfa/Grants/Lakes/lakeprotection.html>

LOCAL BRIDGE IMPROVEMENT ASSISTANCE PROGRAM

Wisconsin Department of Transportation

The Local Bridge Improvement Assistance Program is used to rehabilitate and replace, on a cost-shared basis, the most seriously deficient existing local bridges on Wisconsin's local highway and road systems. Counties, cities, villages and towns are eligible for rehabilitation funding on bridges with sufficiency rating less than 80, and replacement funding on bridges with sufficiency rating less than 50. Federal and state funds cover 80% of specific individual project costs. They are matched by 20% local funds. For more information, call Steve Coons, (608)267-4459 or see the Wisconsin Department of Transportation web site at <http://www.dot.wisconsin.gov/localgov/highways/bridgeprogram.htm>.

LOCAL TRANSPORTATION ENHANCEMENTS PROGRAM

Wisconsin Department of Transportation

The Local Transportation Enhancements Program provides funding to local governments and other state agencies for transportation projects that "enhance" or supplement what is normally performed on a highway project or projects, such as bicycle or pedestrian facilities, landscaping or streetscaping and the preservation of historic transportation structures. Local governments with taxing authority, state agencies and Indian tribes are eligible for funding. Projects costing \$100,000 or more that involve construction are eligible for funding, as are non-construction projects costing \$25,000 or more. Federal funds will provide up to 80% of project costs, while the sponsor must provide at least the other 20%. For more information, call John Duffe, (608) 264-8723 or see the Wisconsin Department of Transportation web site at <http://www.dot.wisconsin.gov/localgov/aid/te.htm>

LOCAL WATER QUALITY MANAGEMENT PLANNING AID PROGRAM

Wisconsin Department of Natural Resources

The Local Water Quality Management Planning Aid Program is available to assist in the development and implementation of area-wide water quality management planning activities. Eligible entities include local, county, and regional planning agencies, commissions and departments and other local government units with water quality management planning responsibilities. The eligible cost of water quality planning may be funded at 100% and some match may be required. For more information, call Lisa Helmuth, (608) 266-7768 or see the Wisconsin Department of Natural Resources web site at <http://dnr.wi.gov/org/water/wm/lwqag.html>.

MUNICIPAL FLOOD CONTROL GRANT PROGRAM

Wisconsin Department of Natural Resources

The Municipal Flood Control Grant Program provides funds to acquire or flood proof structures, purchase easements, restore riparian areas, or construct flood control structures. Eligible applicants include cities, villages, towns, and metropolitan sewerage districts. The state share of the project cost may not be greater than 70% of the eligible project costs and the department may not provide more than 20% of the funding available to any one applicant. The local share of the

project cost may not be less than 30% of the eligible project costs. For more information call Barb Ingram, (608) 267-7152 or see the Wisconsin Department of Natural Resources web site at <http://dnr.wi.gov/org/caer/cfa/ef/flood/grants.html>.

NORTHERN WISCONSIN INFRASTRUCTURE PROGRAM

U.S. Army Corp of Engineers

The Northern Wisconsin Infrastructure Program (Section 154) provides assistance to northern Wisconsin public entities in design and reconstruction of water-related environmental infrastructure, resource protection and development projects. Eligible Wisconsin counties include Ashland, Bayfield, Douglas, and Iron. The program funds 75% of projects costs while requiring a 25% match. For more information, contact Roland Hamborg, (651) 290-5327 (St. Paul District) or Dave Bowman, (313) 226-2223. (The State of Wisconsin is serviced by four Corps Districts: Chicago, Detroit, Rock Island and St. Paul. Detroit and St. Paul cover most of the state, so points of contact are provided for those two Districts. Detroit covers the Great Lakes drainage basin and St. Paul covers the Mississippi River drainage basin).

PROJECT MODIFICATION FOR IMPROVEMENTS OF THE ENVIRONMENT

U.S. Army Corp of Engineers

The Project Modification for Improvement of the Environment Program (Section 1135 of WRDA 1986, as amended) provides for ecosystem restoration through the modification to Corps structures, operation of Corps structures, or implementation of restoration features when the construction of a Corps project has contributed to environmental degradation. Eligible entities include local governments and non-profit organizations with consent of the affected local government. The federal share may not exceed \$5 million. While the non-federal share is 25% including the cost of the feasibility study. For more information, contact Gary O'Keefe (313) 226-7762 (Detroit District), Charles Spitzack (651) 290-5307 (St. Paul District) or email Planning@LRE02.usace.army.mil. (The State of Wisconsin is serviced by four Corps Districts: Chicago, Detroit, Rock Island and St. Paul. Detroit and St. Paul cover most of the state, so points of contact are provided for those two Districts. Detroit covers the Great Lakes drainage basin and St. Paul covers the Mississippi River drainage basin).

RECREATIONAL BOATING FACILITIES

Wisconsin Department of Natural Resources

The Recreational Boating Facilities funds are used to construct capital improvements that will provide safe recreational boating facilities, conduct feasibility studies, dredge waterways and much more. Eligible entities include counties, towns, cities, villages, sanitary districts, public inland lake protection and rehabilitation districts, and qualified lake associations. There is a cost share up to 50% of total eligible costs. An additional 10% may be available if a municipality conducts a boating safety enforcement and education program approved by the WDNR. An additional 30% may be available if the project meets statewide and regional requirements, as established by the Waterways Commission. For more information, contact Larry Freidig, (608) 266-5897 or see the Wisconsin Department of Natural Resources web site at <http://dnr.wi.gov/org/caer/cfa/Grants/recboat.html>.

RIVER PROTECTION MANAGEMENT GRANTS

Wisconsin Department of Natural Resources

River Protection Management Grants are used to protect and restore rivers and their ecosystems. Eligible applicants include local governments, qualified river management organizations, and qualified non-profit conservation organizations. Grantees can be reimbursed up to 75% of eligible project costs, not to exceed \$50,000. For more information, call John Masterson, (920) 892-8756 or see the Wisconsin Department of Natural Resources web site at <http://dnr.wi.gov/org/caer/cfa/Grants/Rivers/riverprotection.html>.

SNAGGING AND CLEARING FOR FLOOD CONTROL

U.S. Army Corp of Engineers

The Snagging and Clearing for Flood Control Program (Section 208 Flood Control Act 1954, as amended) funds clearing and snagging or channel excavation and improvement, with limited embankment construction by use of materials from channel excavation. Eligible entities include local governments and non-profit organizations. The program funds 65% of project costs with a limit of \$500,000 per project. There is a 35% non-federal match required. For more information, contact Gary O'Keefe (313) 226-7762 (Detroit District), Charles Spitzack (651) 290-5307 (St. Paul District) or email Planning@LRE02.usace.army.mil. (The State of Wisconsin is serviced by four Corps Districts: Chicago, Detroit, Rock Island and St. Paul. Detroit and St. Paul cover most of the state, so points of contact are provided for those two Districts. Detroit covers the Great Lakes drainage basin and St. Paul covers the Mississippi River drainage basin).

URBAN NONPOINT SOURCE & STORM WATER GRANTS (UNPS & SW)

Wisconsin Department of Natural Resources

The Urban Nonpoint Source & Storm Water Grants are used to improve urban water quality by limiting or ending sources of urban nonpoint source (run-off) pollution. Local governments are eligible for these grants. Governmental units can be reimbursed up to 70% for eligible planning activities (awards not to exceed \$85,000). For more information, call Tim Parsons, (608) 267-9385 or see the Wisconsin Department of Natural Resources web site at <http://dnr.wi.gov/org/caer/cfa/EF/NPS/urbannp.html>.

URBAN RIVERS GRANT

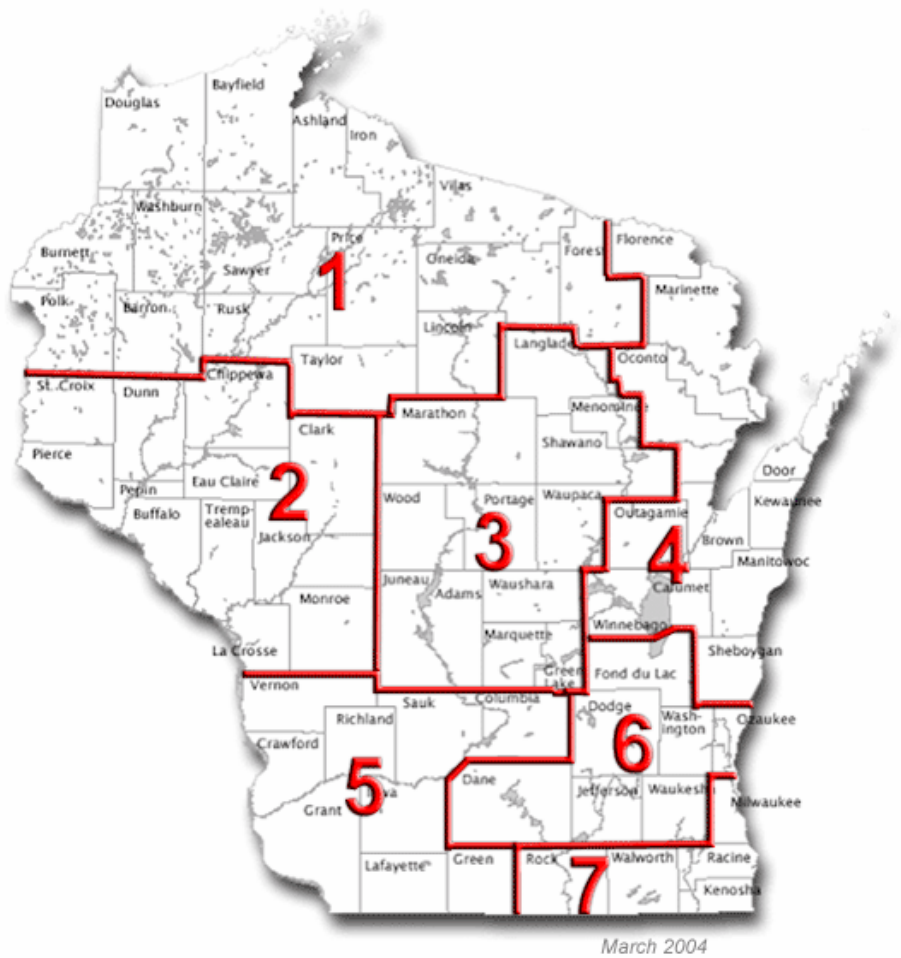
Wisconsin Department of Natural Resources

The Urban Rivers Grant funds are available to buy land on or adjacent to rivers flowing through urban areas to improve outdoor recreation opportunities. Eligible applicants include counties, towns, cities, villages, and tribal units of government. A 50% local match is required. For more information, contact Wisconsin Department of Natural Resources Regional Project Managers. A list of project managers is available at <http://dnr.wi.gov/org/caer/cfa/BUREAU/programs.html#U>.

Related Financial Information

AREA DEVELOPMENT MANAGERS Wisconsin Department of Commerce

Area Development Managers (ADMs) assist business expansion, promote business retention, and help local development organizations. These Department of Commerce staff are knowledgeable about federal, state, and local programs. They can help mobilize resources to help struggling businesses. Local economic development organizations can turn to ADMs for assistance with long-term planning and marketing.



Region 1: William Lehman (715) 656-3530

Region 2: Marty Ambrose (715) 836-2630

Region 3: Deb Clements (715) 344-1381

Region 4: Dennis Russell (920) 498-6302

Region 5: William Winter (608) 647-4613

Region 6: Kathy Heady (608) 266-9944

Region 7: David Martens (608) 261-7711

Bureau Director: John Stricker
(608) 261-7710

ADAPTIVE REUSE OF BUILDINGS

Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority (WHEDA) offers loans and tax credits for redevelopment of blighted buildings into housing units, or into other new uses that include housing. This may include abatement of asbestos and lead paint hazards, and removal of underground storage tanks. Staff can also help determine the feasibility of adaptive reuse of a building. For more information, contact WHEDA multi-family professional staff at 1-800-334-6873, or click on “WHEDA in Your Area” at <http://www.wheda.com>.

BROWNFIELDS INSURANCE

Wisconsin Department of Natural Resources

A growing number of environmental insurance programs are available to insure against environmental liability, third party claims and cost overruns.

- For general information about environmental insurance, please see U.S. EPA’s web page at <http://www.epa.gov/brownfields/insurebf.htm>.
- The new Wisconsin Brownfields Insurance Program is a state-sponsored opportunity to purchase discounted coverage for both completed and ongoing environmental cleanups after state approval of a site investigation. Coverage includes undiscovered contaminants, third party claims, business interruptions and state “re-opener” of the cleanup approval. For more information please see the Department of Natural Resources “Liability” web page at <http://dnr.wi.gov/org/aw/rr/liability/index.htm> or call (608) 261-4927.

CONTAMINATED LAND DATABASES & SITES MAP

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment maintains a database of contaminated properties on the Internet, with information about the status of each cleanup and about residual contaminants. This includes links to other databases, such as those maintained by the U.S. Environmental Protection Agency, as well as a GIS map application. Please see <http://dnr.wi.gov/org/aw/rr/brrts/databases.htm>.

COMPREHENSIVE PLANNING GRANTS

Wisconsin Department of Administration

All Wisconsin local governments are eligible to apply for Comprehensive Planning Grants to assist in the general development of comprehensive plans. This includes addressing the nine elements of a comprehensive plan, and the public participation and local adoption processes associated with the planning requirements. There are \$2 million available for these grants and they do require some matching funds. For more information, please see http://www.doa.state.wi.us/section_detail.asp?linkcatid=224 or call (608) 267-3369.

EMERGENCY REMOVALS

U.S. Environmental Protection Agency

The U.S. Environmental Protection Agency (EPA) may provide assistance to mitigate the risks associated with discharges of hazardous substances that pose “imminent and substantial endangerment to public health, welfare or the environment.” This could include impacted public or private potable wells, contaminated soil or surface water and pollutants in the air. It could also include abandoned properties with stained soils; or with drums, pits, tanks or other risks to public health or the environment. The circumstances must fit EPA’s criteria for removal action in order to receive a federal response, and the Wisconsin Department of Natural Resources must submit the request for assistance when emergency removals may be needed in Wisconsin. EPA also may be able to identify the person responsible for the discharge to the environment and then provide oversight of their response actions. If the responsible person is not identified, EPA may activate their contractors to respond, in which case EPA may later take action to recover its costs. Contact Amy.Walden@dnr.state.wi.us or call (608) 267-5063. More information is at EPA’s web site at <http://www.epa.gov/superfund>

HOUSING PROGRAMS

Wisconsin Department of Commerce

The Department of Commerce offers over \$24 million annually in grants and loans to expand local affordable housing and support services to people without housing, people with disabilities, low-and moderate-income residents, the elderly and the homeless. The following programs are managed by the Bureau of Housing:

- Home Investment Partnerships Program (HOME);
- Housing Opportunities for Persons With AIDS (HOPWA);
- Emergency Shelter Grant Program (ESG);
- State Shelter Subsidy Grant Program (SSSG);
- Transitional Housing Program (THP);
- Housing Cost Reduction Initiative (HCRI);
- Local Housing Organization Grant (LHOG); and
- Wisconsin Fresh Start Program (WFS).

Eligible applicants include local units of government, tribal governments, housing authorities, non-profit and for-profit organizations. For more information call (608) 266-1018 or see the Department of Commerce web site at <http://commerce.wi.gov/housing>.

INDUSTRIAL REVENUE BONDS

State of Wisconsin

Industrial Revenue Bonds (IRB) allows Wisconsin cities, villages and towns to support industrial development through sale of tax-exempt bonds. Proceeds from the bond sale are loaned to businesses to finance capital investment at manufacturing facilities. IRBs are municipal bonds, but are not general obligations for the municipality. The company or business that will use the facilities provides the interest and principal payments on the loan. The local government is in partnership with the business, lending its name, but not its credit, to the bond issue. IRBs may finance construction and expansion of manufacturing facilities, including the cost of land,

necessary environmental expenses, construction of new or expanded facilities, purchase of equipment, and payment of certain costs incurred in the issuance of the bonds. For more information contact one of the Department of Commerce's Area Development Managers (listed on page 52 or Steve Sabatke at (608) 267-0762 or ssabatke@commerce.state.wi.us

MAIN STREET PROGRAM

Wisconsin Department of Commerce

The Main Street Program promotes historic and economic development in traditional Wisconsin business districts. It can provide assistance with historic restoration as well as marketing, business recruitment and retention, real estate development, market analysis, and public improvements. Department of Commerce staff members provide on-site technical assistance, training, design assistance, market analysis, and small business consultations. Applicants need to define the commercial district, commit to historic preservation, establish a volunteer board of directors, procure local funding, develop public/private partnerships and hire a program manager. For more information, contact the Bureau of Downtown Development at (608) 267-3855 or email tbarman@commerce.state.wi.us. Information is also on the web at <http://commerce.wi.gov/CD/cd-bdd.html>.

NATIONAL TRANSPORTATION ENHANCEMENTS CLEARINGHOUSE (NTEC)

Federal Highway Administration

The National Transportation Enhancements Clearinghouse (NTEC) is an informational service of the Federal Highway Administration and Rails-to-Trails Conservancy. It provides professionals, policy makers, and citizens with information for well-informed decisions about the community-focused activities defined in Transportation Equity Act for the 21st century (TEA-21). For more information, see <http://www.enhancements.org/>

SMART GROWTH PLANNING

Federal Highway Administration

The Federal Highway Administration also has programs to support transportation and smart growth planning. These include TEA-21 planning grants, the Transportation and Community and System Preservation Program, the Transportation Enhancements Program, and the Transportation Planning Capacity Building Program. For more information, call (202) 366-0106 or see <http://www.fhwa.dot.gov/planning/ppasg.htm>

SOLID AND HAZARDOUS WASTE EDUCATION CENTER (SHWEC)

University of Wisconsin – Extension

The Solid and Hazardous Waste Education Center works to enhance Wisconsin's environment and economy by providing information, education and technical assistance to communities, industries, governments and educational and research institutions. SHWEC programs include:

- Industrial pollution prevention;
- Industrial and community recycling;

- Environmental management planning;
- Solid waste source reduction;
- Community environmental protection;
- Sustainable design;
- Energy conservation; and
- Renewable energy.

Contact the Solid and Hazardous Waste Education Center at (608) 262-0385 or shwec@uwm.edu, or see <http://www.uwex.edu/shwec/index.cfm>

STATE FUNDED RESPONSE

Wisconsin Department of Natural Resources

A portion of Wisconsin's Environmental Fund is administered by the Department of Natural Resources (WDNR) to provide funds for environmental contamination problems where a responsible party is unknown, or is unable or unwilling to investigate or clean up contamination. This fund may be used for spill response, temporary emergency water supplies, investigation to find the source of the contamination, cleanup of soil and groundwater contamination, remedial action at landfills and other needs. WDNR does not accept applications for this funding, except for funds to supplement a Well Compensation Grant in hardship situations (see the following item). For Environmental Fund dollars spent at each state-funded response action, WDNR determines whether it is able to recover some or all of the costs from someone that is responsible for the contamination. For more information call (608) 266-2699, email Robert.Strous@dnr.state.wi.us or go to <http://dnr.wi.gov/org/aw/rr/cleanup/statefunded.htm>.

WELL COMPENSATION GRANTS

Wisconsin Department of Natural Resources

These grants are for private residential water wells that have been contaminated by chemical contaminants. Local governments and schools districts are not eligible. Well owners may be eligible if the Department of Natural Resources (WDNR) has advised them in writing not to drink the water, or if two tests from a certified laboratory show contaminant concentrations that exceed a health or groundwater standard. Funds may be used for reconstructing a contaminated well, drilling a new well, connecting to an uncontaminated private or public water supply, properly abandoning the existing contaminated well, providing temporary bottled water and installing a state-approved treatment unit if no other alternative is feasible.

A grant may cover up to 75% of the cost of a complete replacement water supply. Total eligible costs are \$12,000, so an award will not exceed \$9,000. Family income, based on a Wisconsin income tax return, must be below \$65,000 annually, and the grant is reduced by \$.30 for each \$1.00 of family income that exceeds \$45,000. The grantee is responsible for paying a minimum of \$250, regardless of family income. Written approval must be obtained from WDNR before starting construction. For more information, contact Thomas Riewe at (608) 266-8697, Thomas.Riewe@dnr.state.wi.us, or see the web at <http://www.dnr.state.wi.us/org/water/dwg/wellcomp.htm>

Brownfield Web Sites

Wisconsin Department of Natural Resources (WDNR), Remediation and Redevelopment Program

<http://dnr.wi.gov/org/aw/rr/index.htm>

Wisconsin Department of Commerce Brownfields Initiative

<http://commerce.wi.gov/CD.html>

Wisconsin Brownfields Study Group

<http://dnr.wi.gov/org/aw/rr/rbrownfields/bsg/index.htm>

University of Wisconsin-Milwaukee Brownfields Research Consortium

<http://www.uwm.edu/MilwaukeeIdea/CEO/brownfields/index.html>

U.S. Environmental Protection Agency, Brownfield Programs

<http://www.epa.gov/swerosps/bf/index.html>

<http://www.epa.gov/brownfields/mmatters.htm>

Brownfields and Land Revitalization Technology Support Center, U.S. EPA

<http://www.brownfieldstsc.org/>

National Brownfields Association, Wisconsin Chapter

http://www.brownfieldassociation.org/WI_chapter.htm

City of Milwaukee, Department of City Development

<http://www.mkedcd.org/brownfields/index.html>

Dane County Better Urban Infill Development (BUILD) Program

<http://www.co.dane.wi.us/plandev/build/default.asp>

Northeast-Midwest Institute Brownfields Information

<http://www.nemw.org/brownfields.htm>

Local Government Environmental Assistance Network

<http://www.lgean.org/>

International City/County Management Association Brownfields Information

<http://icma.org/main/topic.asp?tpid=19&t=0>

National Association of Local Government Environmental Professionals (NALGEP)

<http://www.nalgep.org/issues/brownfields/>

Smart Growth – WDNR

<http://dnr.wi.gov/org/es/science/landuse/>

Comprehensive Planning & Smart Growth – Wisconsin Department of Administration

http://www.doa.state.wi.us/section_detail.asp?linkcatid=224

EnviroTools, Michigan State University & Institute of Environmental Health Sciences
<http://www.envirottools.org/>

Financial Resources Web Links

U.S. EPA Brownfields Federal Programs Guide

http://www.epa.gov/brownfields/partners/bf_fed_pr_gd.htm

Directory of State and Federal Financial Assistance Programs

<http://dnr.wi.gov/org/caer/cfa/BUREAU/grantlist.html>

Drinking Water and Wastewater Funding Sources

<http://dnr.wi.gov/org/caer/cfa/EL/FORMS/fsbook.pdf>